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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Boleyn Walk*

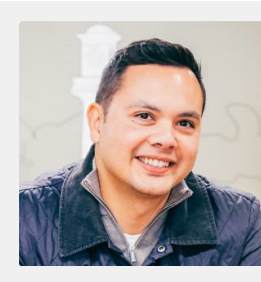
PENYLAN





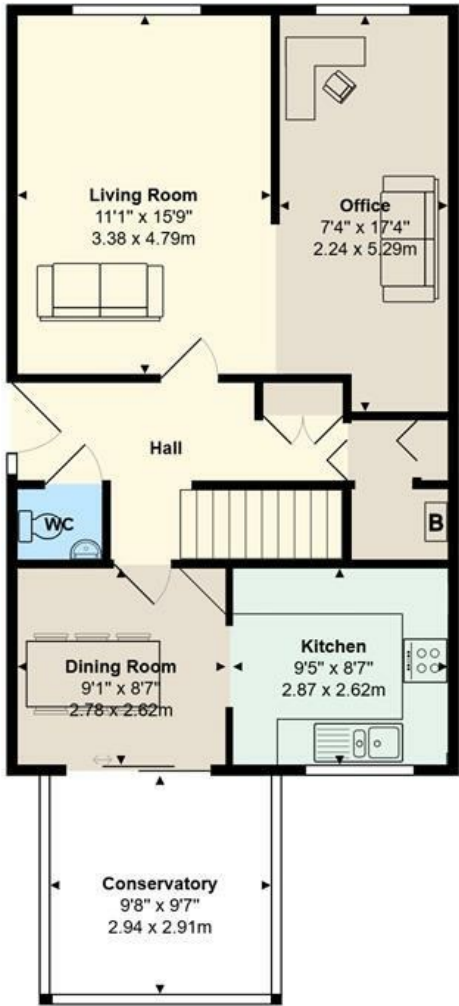
*A rare property for the area. To get this space, detached and parking, is very attractive for Penylan*

Comments by Mr Ramzy Bancroft



**Property Specialist**  
**Mr Ramzy Bancroft**  
Branch manager

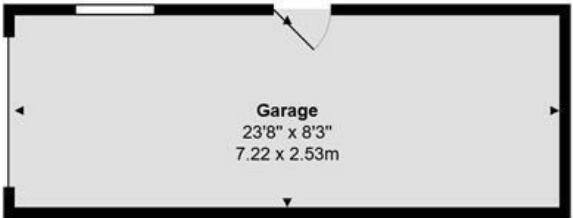
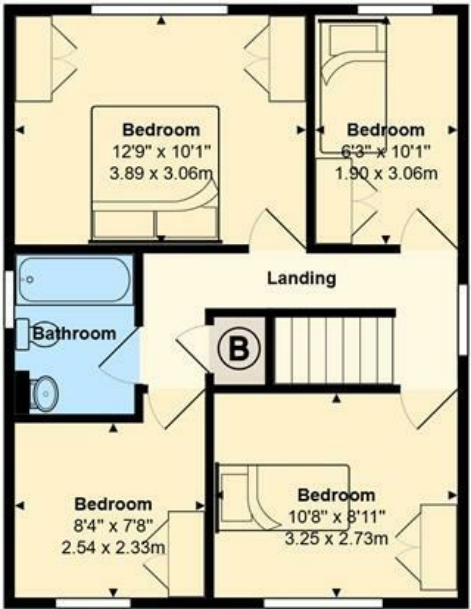
Ramzy@jeffreycross.co.uk



**Boleyn Walk**

Total Area: 1412 ft² ... 131.1 m²

All measurements are approximate and for display purposes only

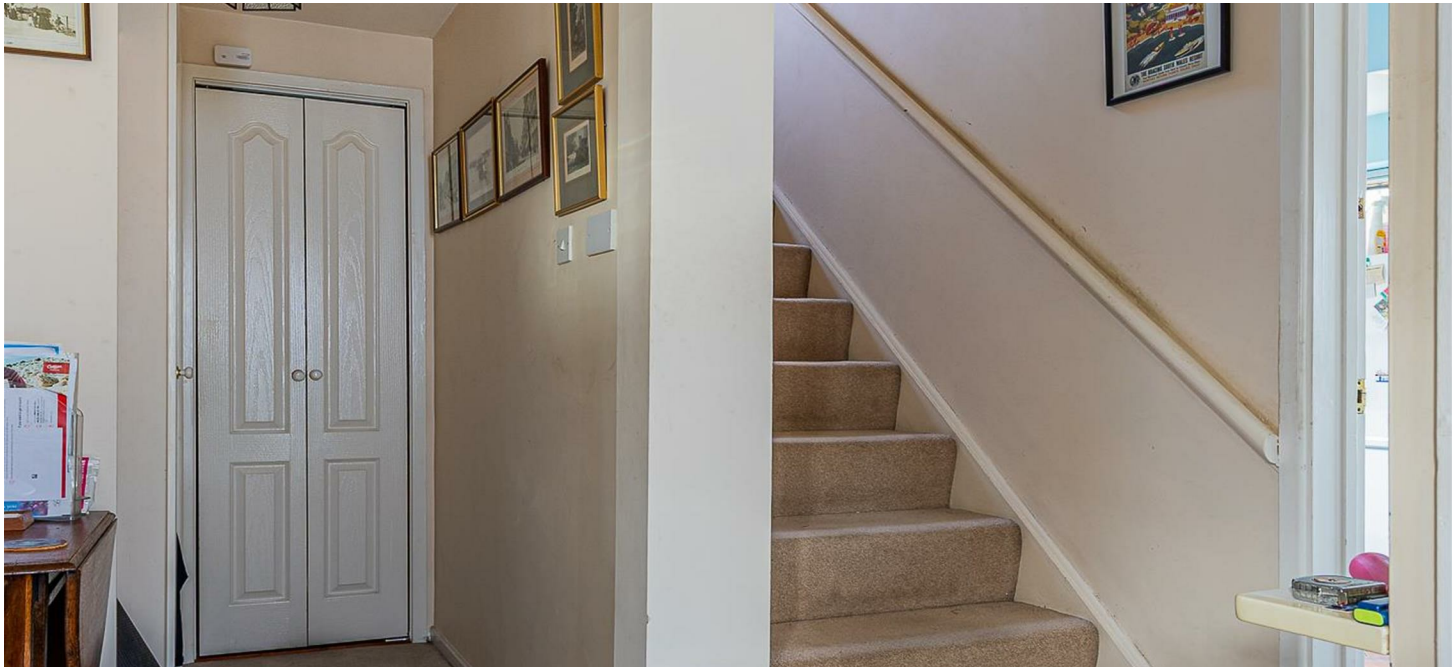


*" A lovely family home, just off the park, with lots of shops and schools a short walk away. very quiet, for such a central location. There is also a newly fitted boiler"*

Comments by the Homeowner







# Boleyn Walk

Penylan, Cardiff, CF23 5HR

Offers Over

£585,000



4 Bedroom(s)



1 Bathroom(s)



1211.00 sq ft



Contact our  
*Penylan Branch*

02920 499680

**\*OFFERS OVER £585,000 \*\* DETACHED \*\* NO CHAIN \* CORNER PLOT \***

Nestled in the very desirable area of Penylan / Roath Park is this charming detached house on Boleyn Walk. Spanning an impressive 1,211 square feet, this property boasts four spacious bedrooms, making it an ideal family home. The layout includes two inviting reception rooms, kitchen diner, ground floor toilet and conservatory which overlooks the lovely garden. Upstairs there are four bedrooms and bathroom.

The property is situated in a very quiet location & on a generous corner plot, with a GARAGE to rear with access from the side street. There is also off road parking to front with a good size driveway for 3 cars.

This home is not only practical but also perfectly positioned to enjoy the local amenities and parks that this area has to offer, as well as being within great school catchment, making this a perfect family home.

In summary, this detached house on Boleyn Walk is a wonderful opportunity for anyone seeking a spacious and well-located family home in Cardiff. Offered to market with NO ONWARD CHAIN





|                                           |                                                                                                               |
|-------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| Entrance Hall                             | Tenure                                                                                                        |
| Lounge 11'1" x 15'9" (3.38m x 4.80m)      | Freehold - To be confirmed by your legal advisor                                                              |
| Dining Room 9'1" x 8'7" (2.77m x 2.62m)   | Garden                                                                                                        |
| Kitchen 9'5" x 8'7" (2.87m x 2.62m)       | Garage 8'3" x 23'7" (2.53m x 7.21m)                                                                           |
| Conservatory 9'8" x 9'7" (2.95m x 2.92m)  | Accessed from the side road, and door and window from garden                                                  |
| WC                                        | Council Tax                                                                                                   |
| Office 7'4" x 17'4" (2.24m x 5.28m)       | Band F                                                                                                        |
| Bedroom One 12'9" x 10'1" (3.89m x 3.07m) | School Catchment                                                                                              |
| Bedroom Two 10'8"x 8'11" (3.25mx 2.72m)   | Marlborough Primary School                                                                                    |
| Bedroom Three 8'4" x 7'8" (2.54m x 2.34m) | Cardiff High School                                                                                           |
| Bedroom Four 6'3" x 10'1" (1.91m x 3.07m) | Ysgol Y Berllan Deg                                                                                           |
| Bathroom                                  | Ysgol Gyfun Gymraeg Bro Edern                                                                                 |
|                                           | * Subject to Availability *                                                                                   |
|                                           | Additional Info                                                                                               |
|                                           | The sellers inform us there is a newly fitted boiler, but this is to be verified by your solicitor / surveyor |









| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 74                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   | 63      |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

