*www.jeffreyross.co.uk*

CARDIFF VALE CAERPHILLY BRISTOL



# Southcourt Road

PENYLAN



*A simply stunning family home with so much both inside and out. Has to be one of the best Penylan houses on the market*

Comments by Mr Ramzy Bancroft




**Property Specialist**

Mr Ramzy Bancroft

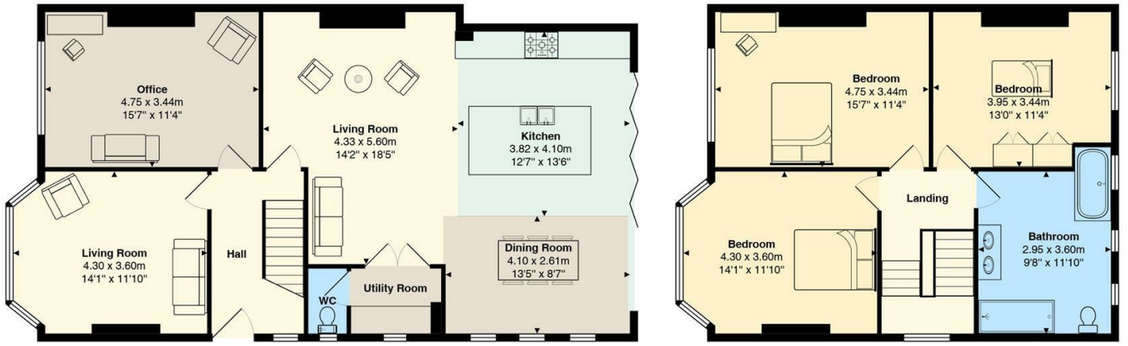
Branch manager

Ramzy@jeffreyross.co.uk


Comments by the Homeowner



**Southcourt Road**

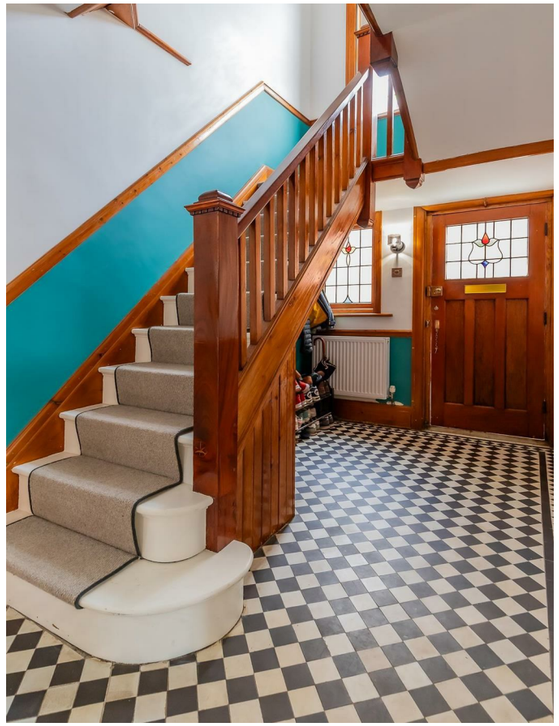



Total Area: 157.8 m² ... 1699 ft²

All measurements are approximate and for display purposes only









# Southcourt Road

*Penylan, Cardiff, CF23 9DA*

**Asking Price**

## £750,000

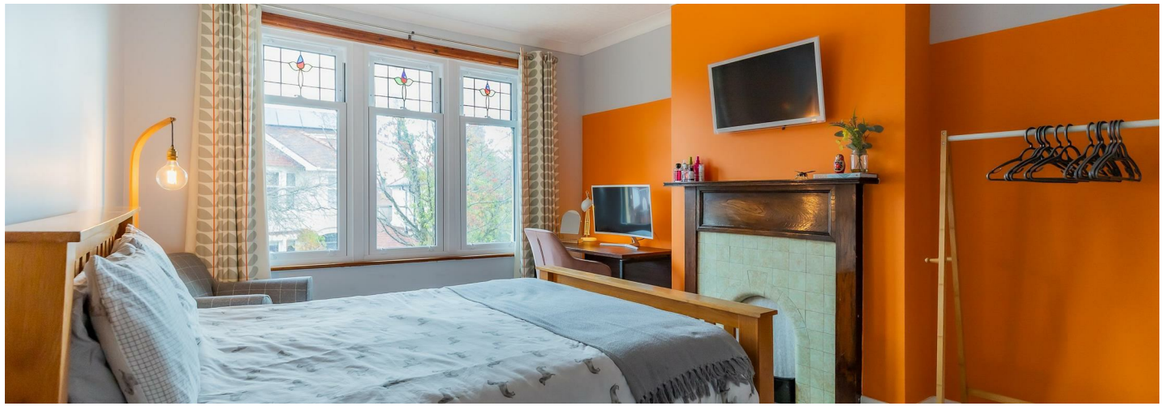
4 Bedroom(s) | 1 Bathroom(s) | 1700.00 sq ft



Contact our
*Penylan Branch*
02920 499680

** NEW TO MARKET ** GARDEN ROOM ** OPEN PLAN LIVING **
We are pleased to offer for sale this Stunning family home. The current owners have renovated and extended this property to a very high standard, and boasts a host of great features. The property has a lovely entrance hall with original door, period stained glass windows & tiled floor wood block floor, two great size rec rooms with wood block floors and wood burning stove, utility room and WC. The star of the show is the open plan kitchen living space to rear which boasts a stunning fitted kitchen, bi-fold doors, space for both seating and dining, and large feature roof lantern, which floods the space with natural light. Upstairs there are three DOUBLE BEDROOMS and luxurious family bathroom complete with double sinks, bath tub and walk in shower. Outside the house offers a good size level garden with lawn and patio, side access, and off road parking to front. Further benefiting a substantial garden room. The garden room has power, water & bi fold doors, and would make a great gym, office or potential to be an annex * subject to planning etc.
Located in a quite street in Penylan, yet within walking distance of local amenities, parks and schools, making it a super family home.





Front Drive

Side Garden & access

Hall

Lounge 14'1" x 11'9" (4.30m x 3.60m)

Sitting Room / office 15'7" x 11'3" (4.75m x 3.44m)

Open plan Living kitchen area

Utility Room

WC

Landing

Bedroom 1 14'1" x 11'9" (4.30m x 3.60m)

Bedroom 2 15'7" x 11'3" (4.75m x 3.44m)

Bedroom 3 12'11" x 11'3" (3.95m x 3.44m)

Bathroom

Garden

Garden Room

**Tenure**

Freehold, but this is to be confirmed by your solicitor

**Council tax**

Band G

**School Catchment**

Marlborough Primary School (year 2026-27)
Cardiff High School (year 2026-27)

Ysgol Y Berllan Deg (year 2026-27)
Ysgol Gyfun Gymraeg Bro Edern (year 2026-27)

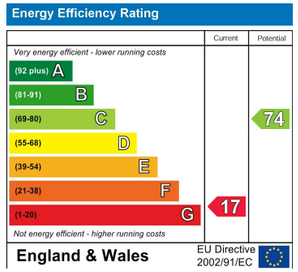
* Subject to Availability *










Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
17
74
England & Wales
EU Directive 2002/91/EC



