www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL



Deri Road

PENYLAN



A Penylan Home in a Beautiful Road

Comments by Mrs Amanda Trinder



Property Specialist

Mrs Amanda Trinder

Senior valuer

amanda@jeffreyross.co.uk





This is a beautiful property in a super location in the heart of Waterloo Gardens

Comments by the Homeowner

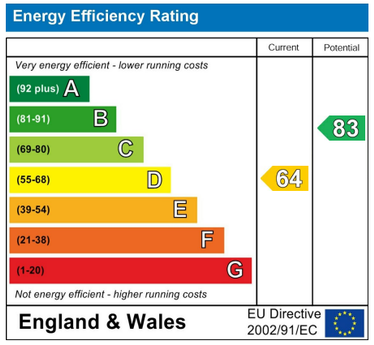




Total Area: 94.7 m² ... 1019 ft²

All measurements are approximate and for display purposes only





Entrance Hall

Approached via double glazed stain glass PVC front door, original cornice original tiled floor, understair storage cupboard, central heating radiator, stairs leading to first floor.

Lounge 11'4" x 14'4" (3.47m x 4.39m)

Double glazed bay window to front, original cornice, central heating radiator. feature fire surround.

Dining Room 12'10" x 11'4" (3.92m x 3.46m)

double glazed french doors to rear, central heating radiator, original cornice.

Kitchen 9'9" x 7'1" (2.98m x 2.17m)

Double glazed window to rear, range of floor and wall units, four ring gas hob, built in electric oven, chrome extractor hood, space for washing machine, space for upright fridge freezer, stainless steel sink with mixer tap, central heating radiator, wall mounted combi boiler, vinyl flooring.

Ground Floor Shower room

Double glazed window to rear, low level W.C, wash hand basin, central heating radiator and tiled walls, tiled floor.

Landing

Access to loft space.

Bedroom One 14'4" x 11'3" (4.38m x 3.45m)

Double glazed bay window to front, central heating radiator.

Bedroom Two 24'2" x 11'5" (7.38m x 3.48m)

Double glazed window to rear, central heating radiator.

Bedroom Three 9'7" x 8'10" (2.94m x 2.71m)

Double glazed window to front, central heating radiator.

Bathroom

Double glazed window to rear, three piece white suite comprising electric Trition shower, low level W.C, wash hand basin, tiled walls, tiled floor, central heating radiator.

Garden

Enclosed walled rear garden with electric roller shutter for off road parking, decking area and boarder for shrubs.

Tenure

Freehold - This is to be conformed by your legal representative.

Council Tax

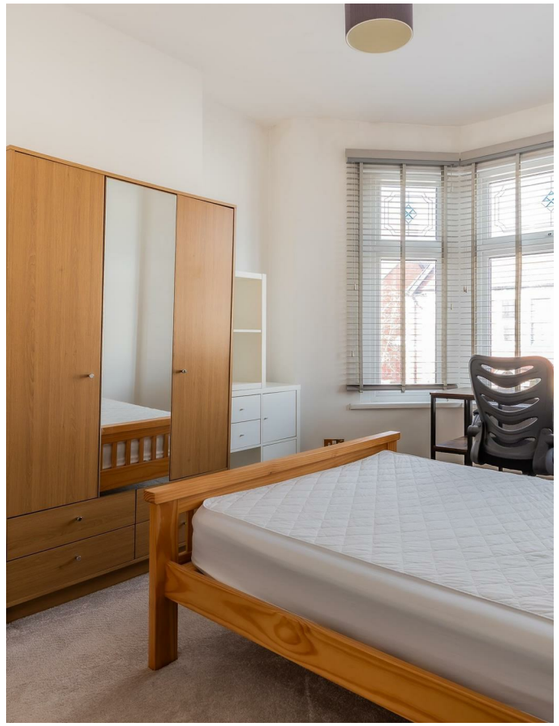
Band F

School Catchment Area

Marlborough Primary School (year 2018-19)
Cardiff High School (year 2018-19)

My Welsh Primary Catchment Area is
Ysgol Y Berllan Deg (year 2018-19)
Ysgol Gyfun Gymraeg Bro Edern (year 2018-2019)

* subject to change and availability





Deri Road

Penylan, Cardiff, CF23 5AJ

Asking Price

£390,000

3 Bedroom(s) 2 Bathroom(s) 1011.00 sq ft



Contact our
Penylan Branch
02920 499680

** Priced to sell ** Nestled on Deri Road in the desirable area of Penylan, this charming house offers a wonderful opportunity for both families and professionals alike. Spanning an impressive 1,011 square feet, the property features three well-proportioned bedrooms, two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout is both practical and welcoming, ensuring that every corner of the house is utilised to its fullest potential. The property includes a convenient shower room with tiled floor and a separate first floor bathroom with tiles floor catering to the needs of a busy household. outside there is an enclosed rear garden with roller shutter door allowing access to off road parking with potential for electric charging point, decking area and shed.

One of the standout features of this property is Waterloo Gardens, ideal for leisurely strolls or family picnics. Additionally, the house benefits from parking for one vehicle, a valuable asset in this sought-after location.

Offered with no onward chain, this property presents a fantastic opportunity for those looking to move swiftly into their new home. With a competitive price point, this house is not only a sound investment but also a delightful place to create lasting memories. Do not miss the chance to view this lovely home in Penylan, where comfort and convenience await.

