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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Scholars Drive*

PENYLAN



A stunning & extended modern family home

Comments by Mr Ramzy Bancroft



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

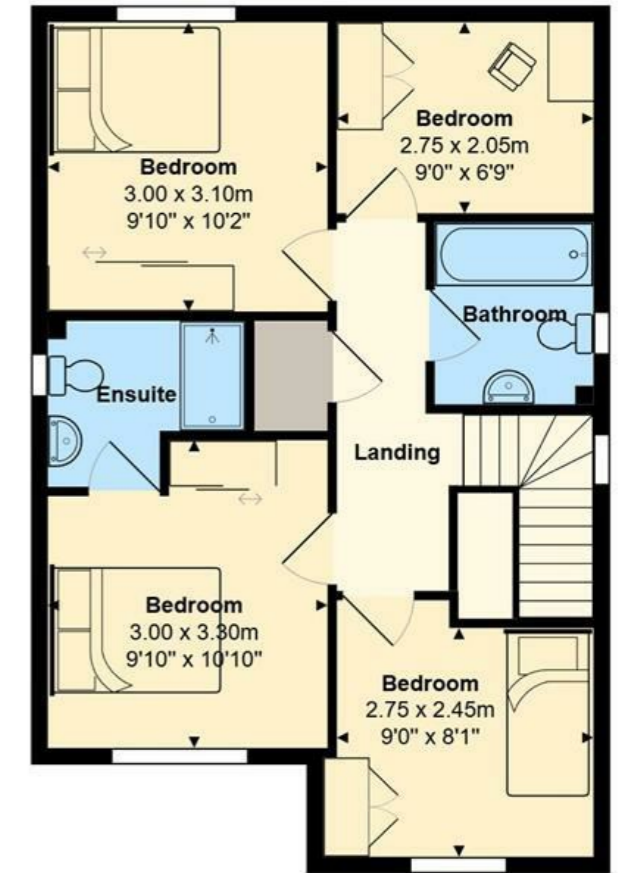
Ramzy@jeffreycross.co.uk



Scholars Drive

Total Area: 119.8 m<sup>2</sup> ... 1290 ft<sup>2</sup>

All measurements are approximate and for display purposes only



"We have loved this house and is great for kids and parties !"

Comments by the Homeowner





# Scholars Drive

Penylan, Cardiff, CF23 9FE

Offers Over

£475,000



4 Bedroom(s)



2 Bathroom(s)



1280.00 sq ft



Contact our  
**Penylan Branch**

02920 499680

We are happy to offer for sale this stunning and extended modern family home. This beautiful contemporary detached house is nestled in the desirable area of Scholars Drive, Penylan and boasts four well-proportioned bedrooms, making it an ideal family home.

The house has been meticulously maintained, and features a lovely entrance hall, WC, Lounge, super open plan kitchen diner with a great living space to rear with bifold doors to the garden. Upstairs offers a family bathroom, four bedrooms with a ensuite shower room with the main bedroom. Outside there is a landscaped garden ideal for entertaining, as well as a drive way and garage to front offering off road parking. Located close to local schools, shops and parks, making this a great family home.





**Hall** Cardiff High School  
**WC** Ysgol Y Berllan Deg  
 Ysgol Gyfun Gymraeg Bro Edern  
 \* Subject to availability \*

<b>Bathroom</b>	<b>Tenure</b> Freehold - To be confirmed by your legal advisor
<b>Lounge</b>	<b>Bedroom 3</b>
<b>Bedroom 2</b>	<b>Bedroom 4</b>
<b>Ensuite Shower room</b>	<b>Garden</b>
<b>Kitchen diner</b>	<b>Driveway &amp; Garage</b>
<b>Living space</b>	<b>Council Tax</b> Band F
<b>Landing</b>	
<b>Bedroom 1</b>	
<b>School Catchment</b> Marlborough Primary School	





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

