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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Deri Road*

PENYLAN





A simply stunning and much improved 4 bedroom home. Extended and offers the perfect set up for families

Comments by Mr Ramzy Bancroft



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

Ramzy@jeffreycross.co.uk



Total Area: 153.0 m² ... 1647 ft²

All measurements are approximate and for display purposes only



Comments by the Homeowner





# Deri Road

*Penylan, Cardiff, CF23 5AH*

Offers Over

**£575,000**



4 Bedroom(s)



2 Bathroom(s)



1646.00 sq ft



Contact our  
***Penylan Branch***  
02920 499680

Jeffrey Ross are pleased to offer for sale this beautifully presented & much improved period property. This stunning home offers the best of both worlds with some lovely original features, combined with new comforts. Boasting a lovely entrance hall with original tiled floor, a bright through lounge diner with two fireplaces, handy WC & Utility room, as well as storage units, and an impressive open plan kitchen living space with contemporary fitted kitchen, large island, space for seating and sliding doors to the garden. Upstairs there are three great size bedrooms, modern four piece bathroom, then a lovely fourth bedroom on the 2nd floor with wardrobes, storage cupboard, "Juliet balcony" and ensuite shower room. Outside there is a low maintenance landscaped garden with rear lane access. This immaculate property is located in the heart of Penylan with Waterloo gardens shops and parks on your "doorstep", as well as a short walk to popular Schools and high streets, making this a super family home.

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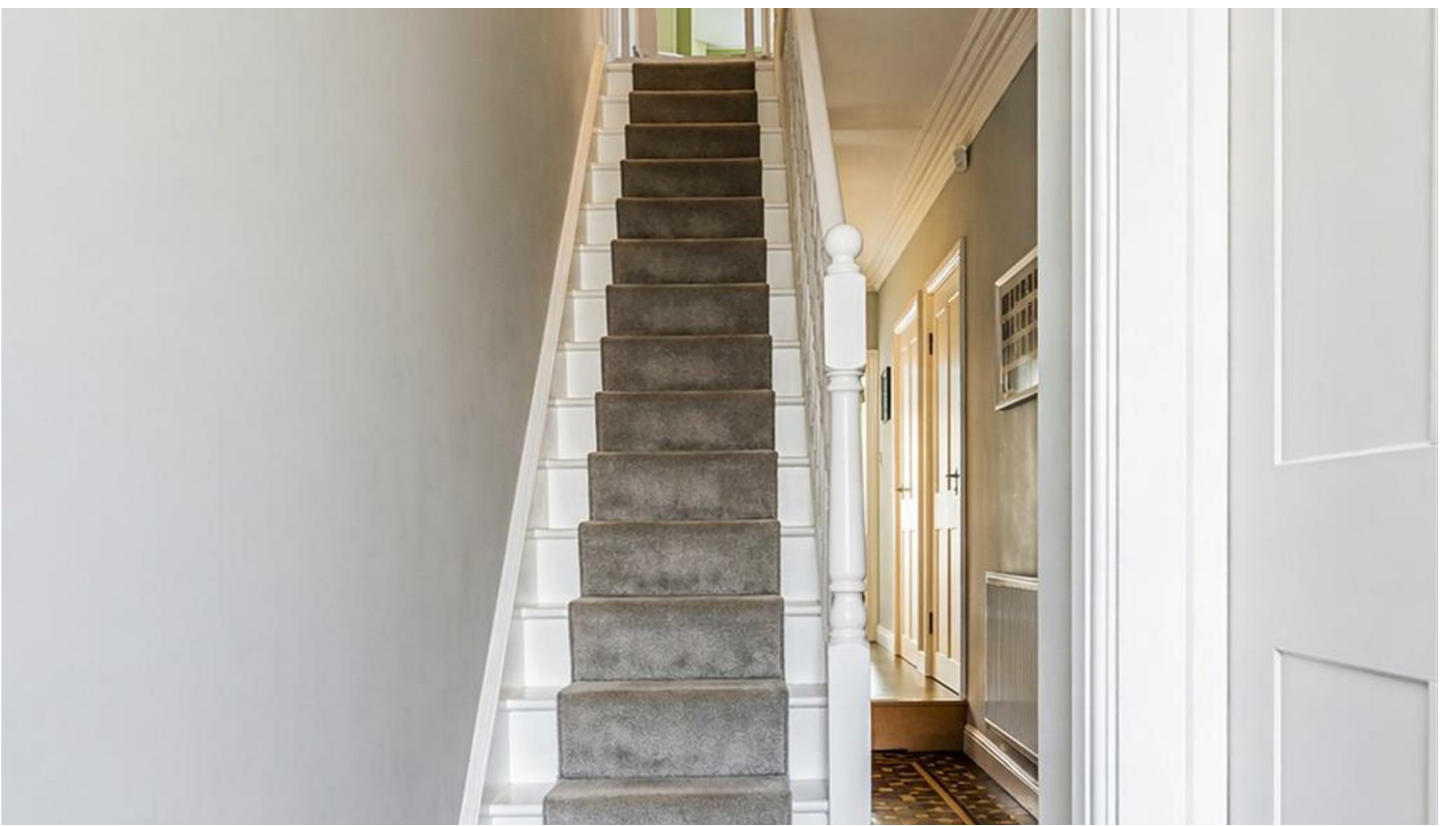
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|                                              |                                                                                                                                                                                                 |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hall                                         | Bathroom                                                                                                                                                                                        |
| Lounge area 10'3" x 11'6" (3.14m x 3.52m)    | Loft Bedroom 10'1" x 17'8" (3.08m x 5.41m)                                                                                                                                                      |
| Dining area 9'5" x 12'6" (2.88m x 3.82m)     | Ensuite shower room                                                                                                                                                                             |
| Utility room                                 | Garden                                                                                                                                                                                          |
| WC                                           | Tenure                                                                                                                                                                                          |
| Kitchen Living 15'5" x 19'7" (4.72m x 5.98m) | Freehold, but this is to be confirmed by your solicitor                                                                                                                                         |
| Landing                                      | School Catchment                                                                                                                                                                                |
| Bedroom One 10'0" x 15'0" (3.06m x 4.58m)    | Marlborough Primary School (year 2026)<br>Cardiff High School (year 2026)<br>My Welsh Primary Catchment Area is<br>Ysgol Y Berllan Deg (year 2026)<br>Ysgol Gyfun Gymraeg Bro Edern (year 2026) |
| Bay window to front, wood floorboards        | * this is subject to change & availability                                                                                                                                                      |
| Bedroom Two 9'8" x 11'10" (2.95m x 3.62m)    | Council tax                                                                                                                                                                                     |
| Bedroom Three 9'6" x 12'2" (2.92m x 3.71m)   | Band - F                                                                                                                                                                                        |









| 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 |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

