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CARDIFF

VALE

CAERPHILLY

BRISTOL





A simply beautiful period property immaculately presented both inside & out. One of the best Park views in Cardiff

Comments by Mr Ramzy Bancroft

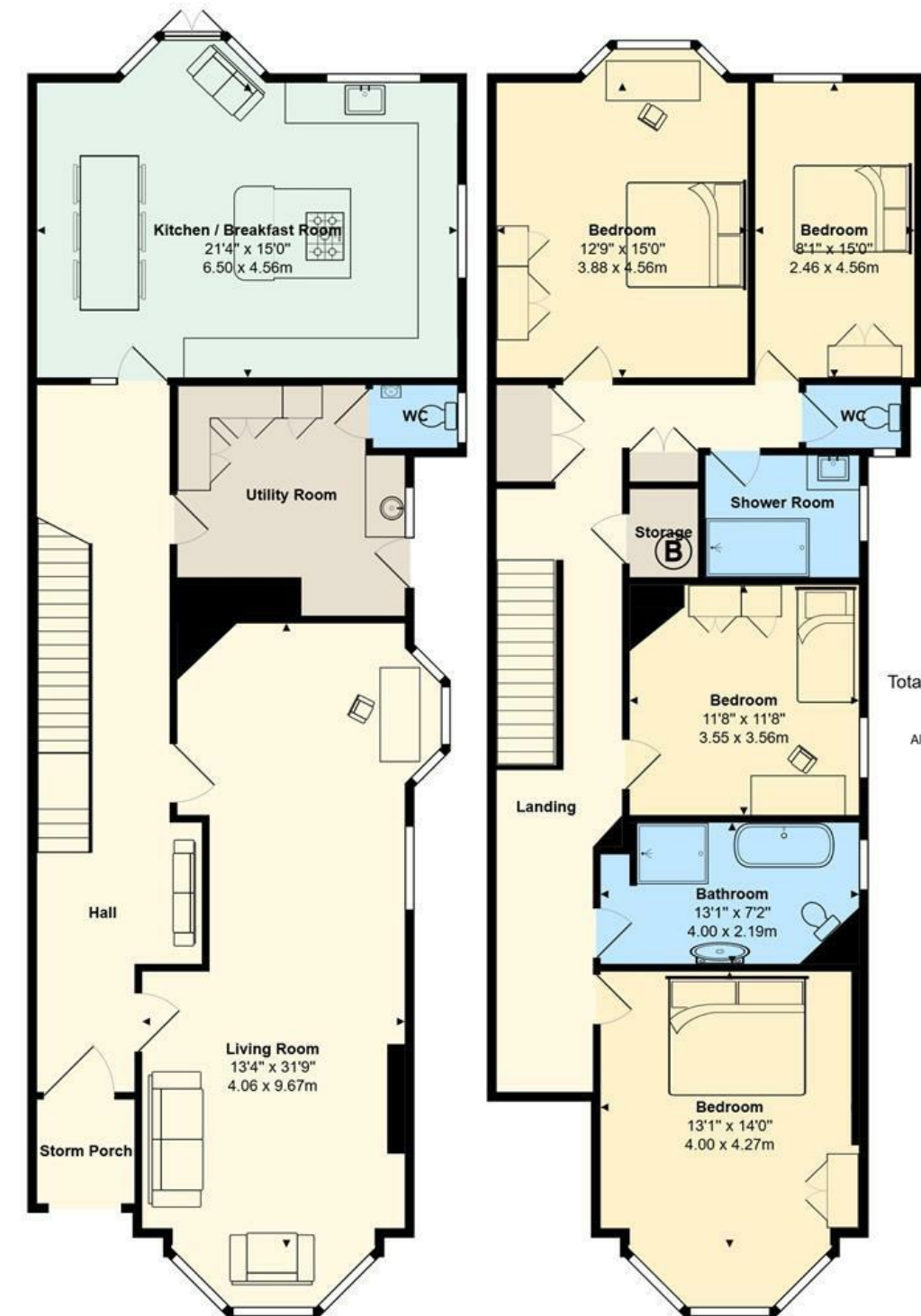


Property Specialist
Mr Ramzy Bancroft
Branch manager

Ramzy@jeffreycross.co.uk

" We love so much about this property, from the views, features, garden, and especially where it is. Its been a dream family home ! "

Comments by the Homeowner





Ty Draw Road

Penylan, Cardiff, CF23 5HB

Offers Over

£1,000,000



4 Bedroom(s)



2 Bathroom(s)



2290.00 sq ft



Contact our
Penylan Branch
02920 499680

* OFFERS OVER £1,000,000 *

This charming period family home has been lovingly modernised by the current owners and is presented in immaculate condition throughout. The impressive, yet welcoming entrance hall (with underfloor heating) leads to a bright open plan lounge sitting room, featuring a log burner, gorgeous bay window which boasts views over Roath recreational grounds. The ground floor continues with a generously sized utility/boot room, complete with built-in storage, a separate sink, side access and a convenient WC. At the heart of the house is a superb kitchen family room with shaker kitchen units, a central island, and room for a large dining table. Patio doors open from the kitchen into the rear garden, providing excellent indoor/outdoor flow for entertaining and family life. Upstairs, a bright landing with storage and a feature window overlooking the park serves four double bedrooms, as well as a beautifully appointed four-piece family bathroom, an additional shower room and a separate WC, offering flexibility for family living.

Outside, low maintenance, well-kept gardens with the rear garden featuring a large patio, lawn and rear decking. There is rear access, plus a good-sized garage for off-street parking and storage.

Located a short walk from popular local high streets and a selection of shops, cafes and amenities, making it a very convenient spot. The property also falls within the catchment for highly regarded local schools, making it an ideal family home.

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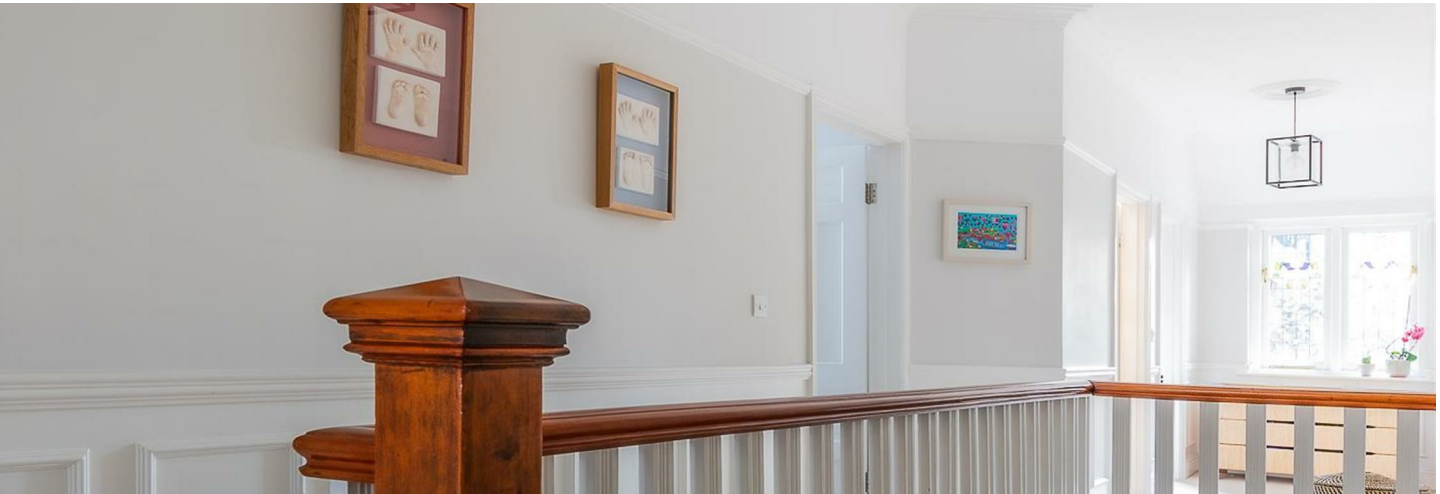
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Entrance Hall	Garden
Lounge sitting room	Garage & Parking
Utility room	Electric charger point in the garage
WC	Tenure
Kitchen diner	Freehold- To be confirmed by your legal advisor
Landing	School Catchment
Front bedroom	Roath Park Primary School (year 2024-25) Cardiff High School (year 2024-25)
Bathroom	Ysgol Y Berllan Deg (year 2024-25) Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)
Middle Bedroom	* Subject To availability *
WC	
Shower room	Council Tax
Rear bedroom	Band I
	Rear bedroom









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 2002/91/EC

