



BARONS COURT ROAD

PENYLAN





BARONS COURT ROAD

PENYLAN, CF23 9DG - £629,950



3 bedroom(s)



2 bathroom(s)



1571.53 sq ft

This charming three double bedroom semi detached family home has been loving kept throughout. Benefiting from entrance porch, entrance hall with large under-stair storage, open plan kitchen/dining/day room, utility room, ground floor W.C. To the first floor there are three double bedrooms one with additional en-suite / dressing room or study space and a good size family bathroom. Outside there is a sunny rear garden, off road parking and garage. With close proximity to local, shops, schools and amenities and a chain free purchase this could be an ideal buy.

See below JR VR Tour

https://youriguide.com/35_baron_s_ct_rd_penylan_crf_gb

PROPERTY SPECIALIST

Mrs Amanda Trinder
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Senior valuer







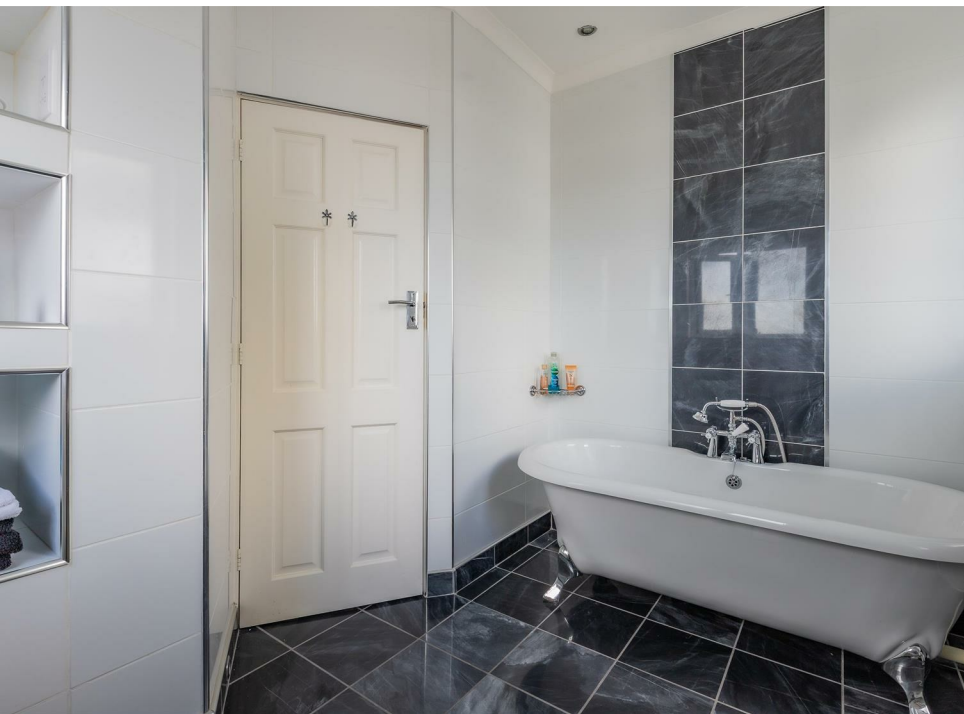
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

















ENTRANCE PORCH

ENTRANCE HALL

LOUNGE

3.66m x 4.85m (12' x 15'11)

KITCHEN

2.49m x 3.40m (8'2 x 11'2)

DINING ROOM

3.66m x 3.94m (12' x 12'11)

UTILITY ROOM

2.64m x 2.01m (8'8 x 6'7)

GROUND FLOOR W.C

1.12m x 1.52m (3'8 x 5')

LANDING

BEDROOM ONE

3.63m x 4.83m (11'11 x 15'10)

EN-SUITE SHOWER ROOM

BEDROOM TWO

3.61m 3.94m (11'10 12'11)

BEDROOM THREE

3.43m 3.66m (11'3 12')

DRESSING ROOM

FAMILY BATHROOM

REAR GARDEN

DRIVE

GARAGE

TENURE

Freehold - This is to be confirmed with your legal representative

COUNCIL TAX

Band G

SCHOOL CATCHMENT AREA

English medium primary catchment area is Marlborough Primary School (year 2022-23)

Welsh medium primary catchment area is Ysgol Y Berllan Deg (year 2022-23)

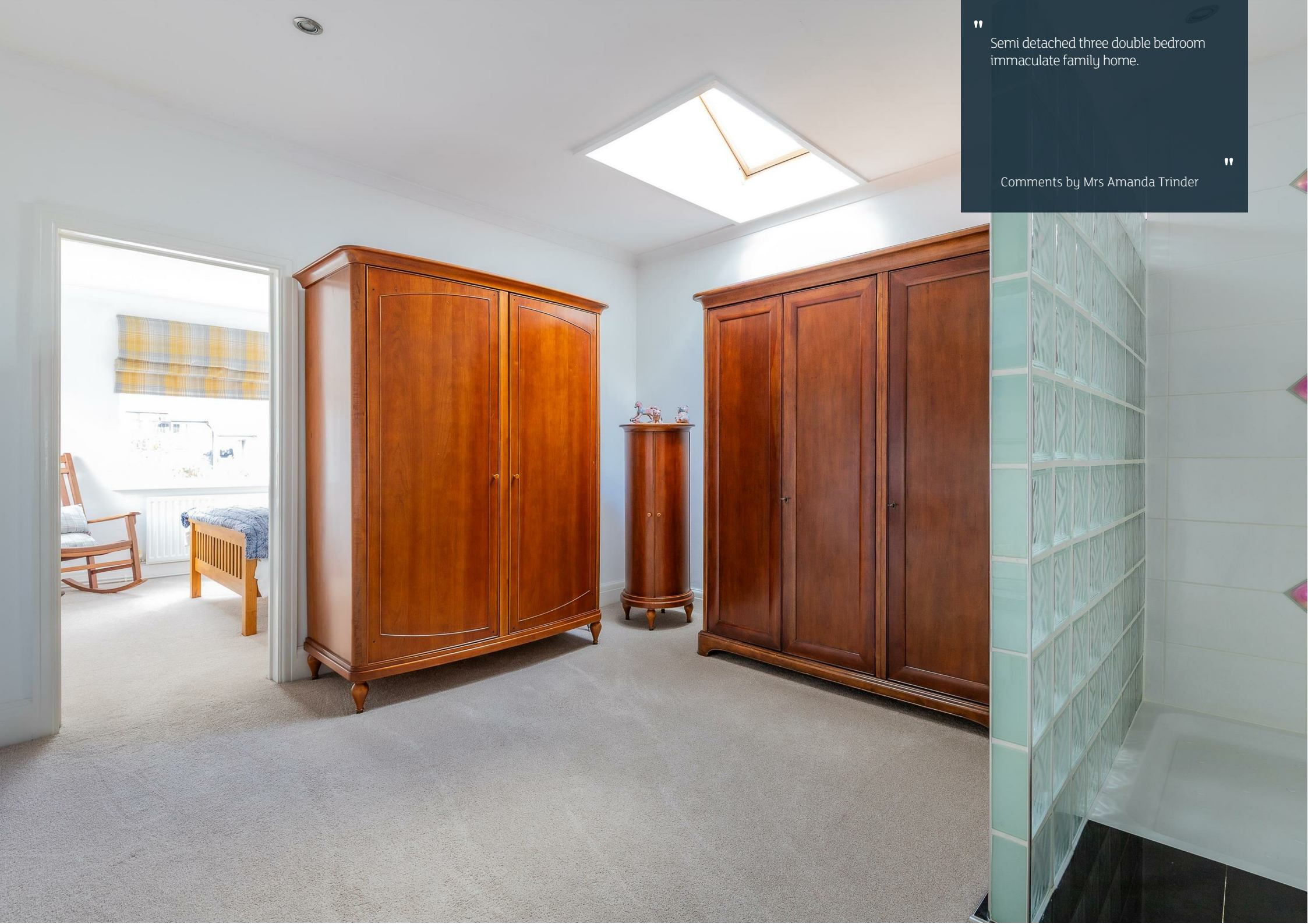
English medium secondary catchment area is Cardiff High School (year 2022-23)

Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern (year 2022-23)

To Be clarified by Cardiff City Council

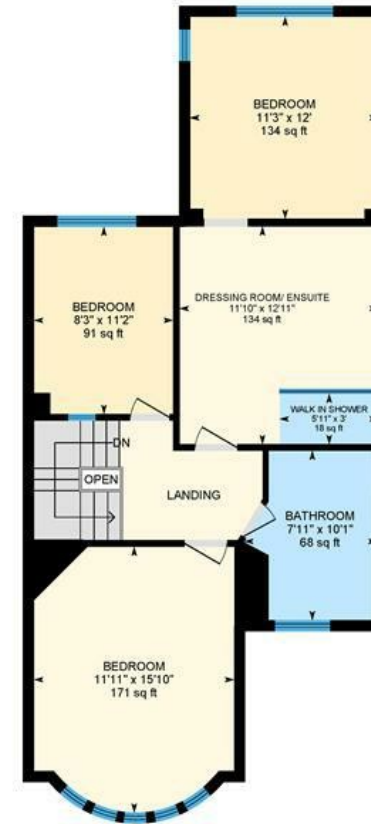
“ Semi detached three double bedroom
immaculate family home.

Comments by Mrs Amanda Trinder “



35 Baron's Ct Rd, Penylan, CRF

Main Building: Interior Area: 1559.93 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

www.jeffreyross.co.uk

Jeffrey Ross