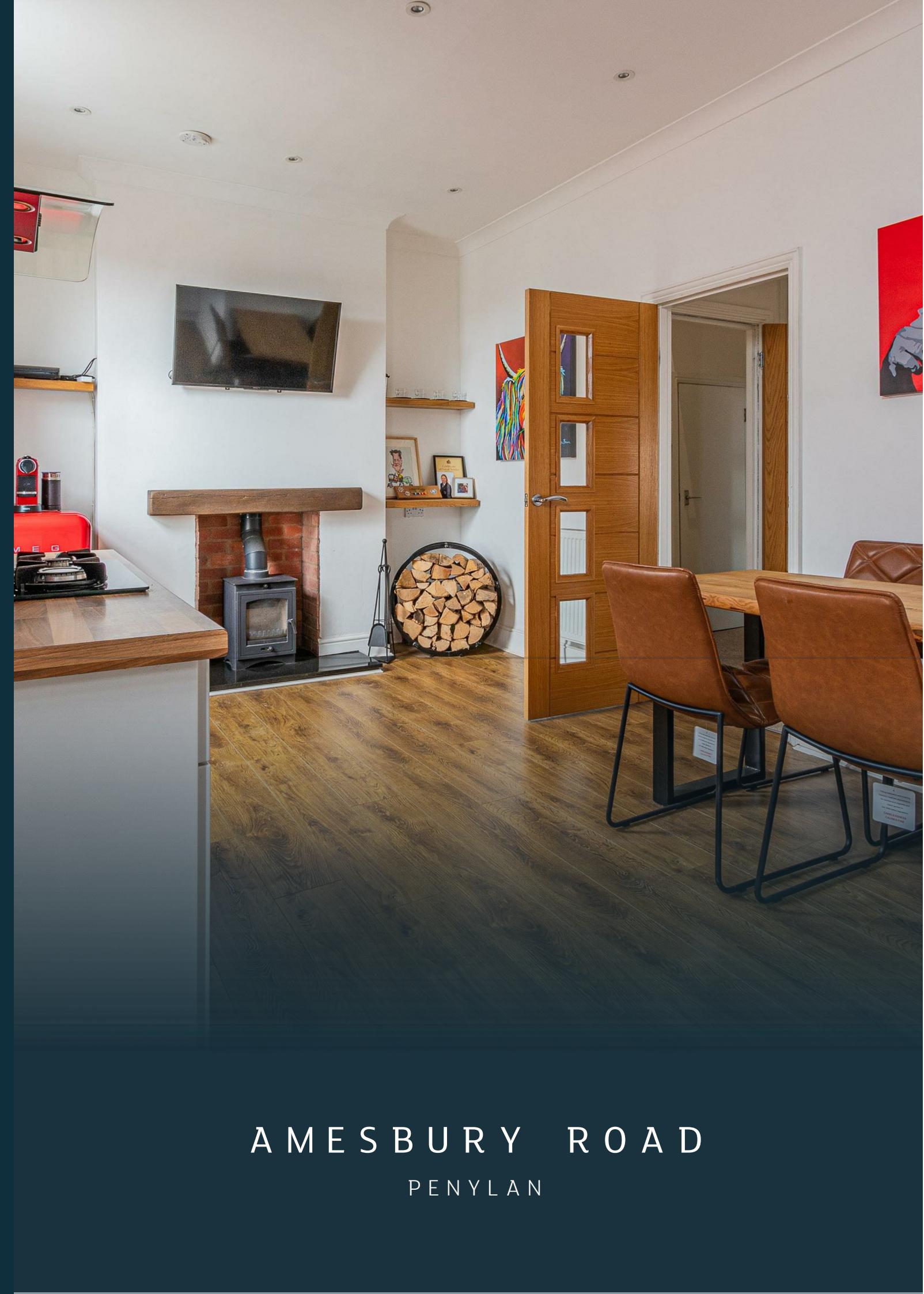


CARDIFF'S HOME FOR  
**STYLISH SALES**  
& LETTINGS

JeffreyRoss

AMESBURY ROAD  
PENYLAN





**KITCHEN DINER**  
4.78m x 3.15m (15'8 x 10'4)

**HALL**

**BEDROOM**  
4.75m x 3.15m (15'7 x 10'4)

**BATHROOM**

**BEDROOM**  
4.04m x 4.47m (13'3 x 14'8)

**LOUNGE / 3RD BEDROOM**  
3.91m x 7.14m (12'10 x 23'5)

**COVERED TERRACE**

**TENURE**

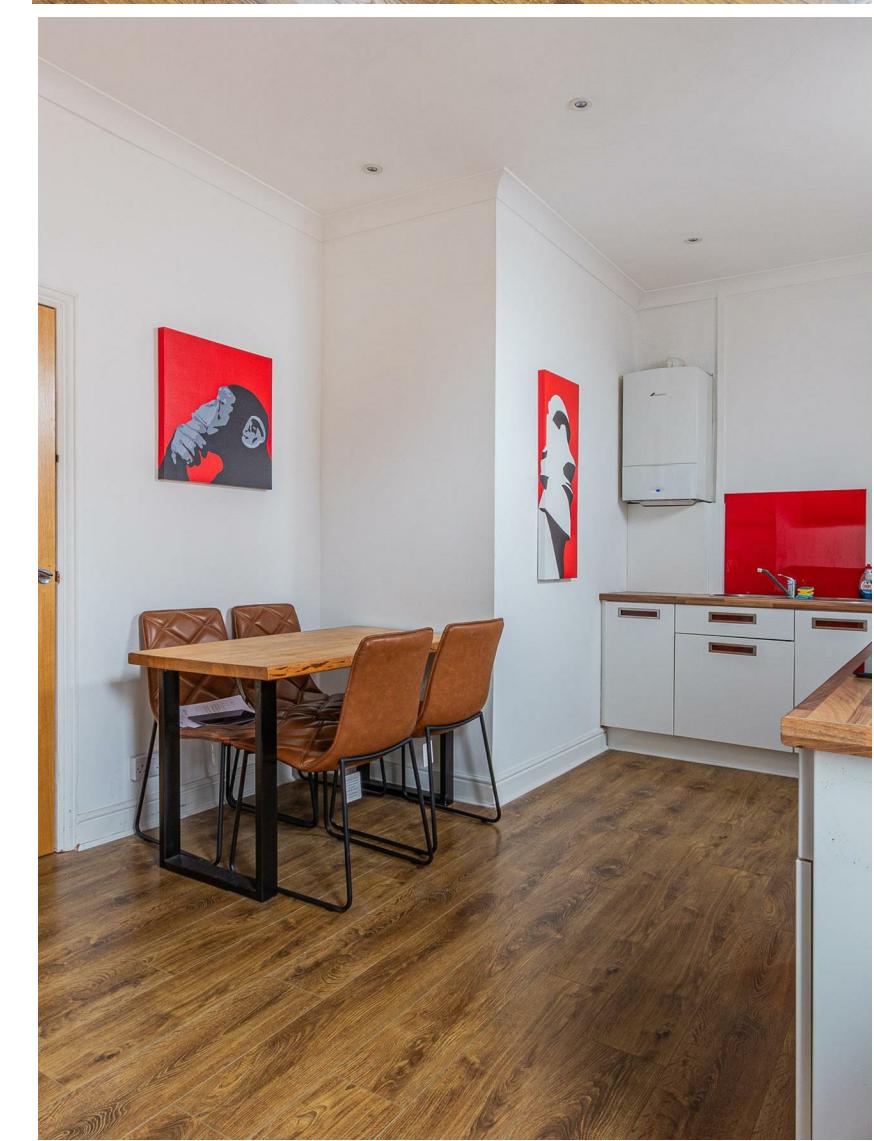
We have been informed the property is leasehold with a share of the freehold, but this is to be confirmed by your solicitor

**SERVICE CHARGE & GROUND RENT**

The seller informs us that there is no service charge, but a 50/50 split with the ground floor flat, of external works and a peppercorn annual ground rent

**COUNCIL TAX**

Band - D



## AMESBURY ROAD

PENYLAN, CF23 5DW - £280,000



3 Bedroom(s)



1 Bathroom(s)



937.00 sq ft

\*\* OFFERS OVER £285,000 \*\*

A very well presented, spacious and unique DUPLEX apartment, located in the heart of PENYLAN. The property offers its own entrance, modern fitted kitchen, living /dining place with wood burner, central hall, Two double bedrooms, modern four piece bathroom to the first floor. On the second floor there is a large room which is currently a living room, but could easily be another bedroom, and a stunning covered terrace, boasting a composite deck, glass balustrade and views over Penylan towards Cardiff city centre.

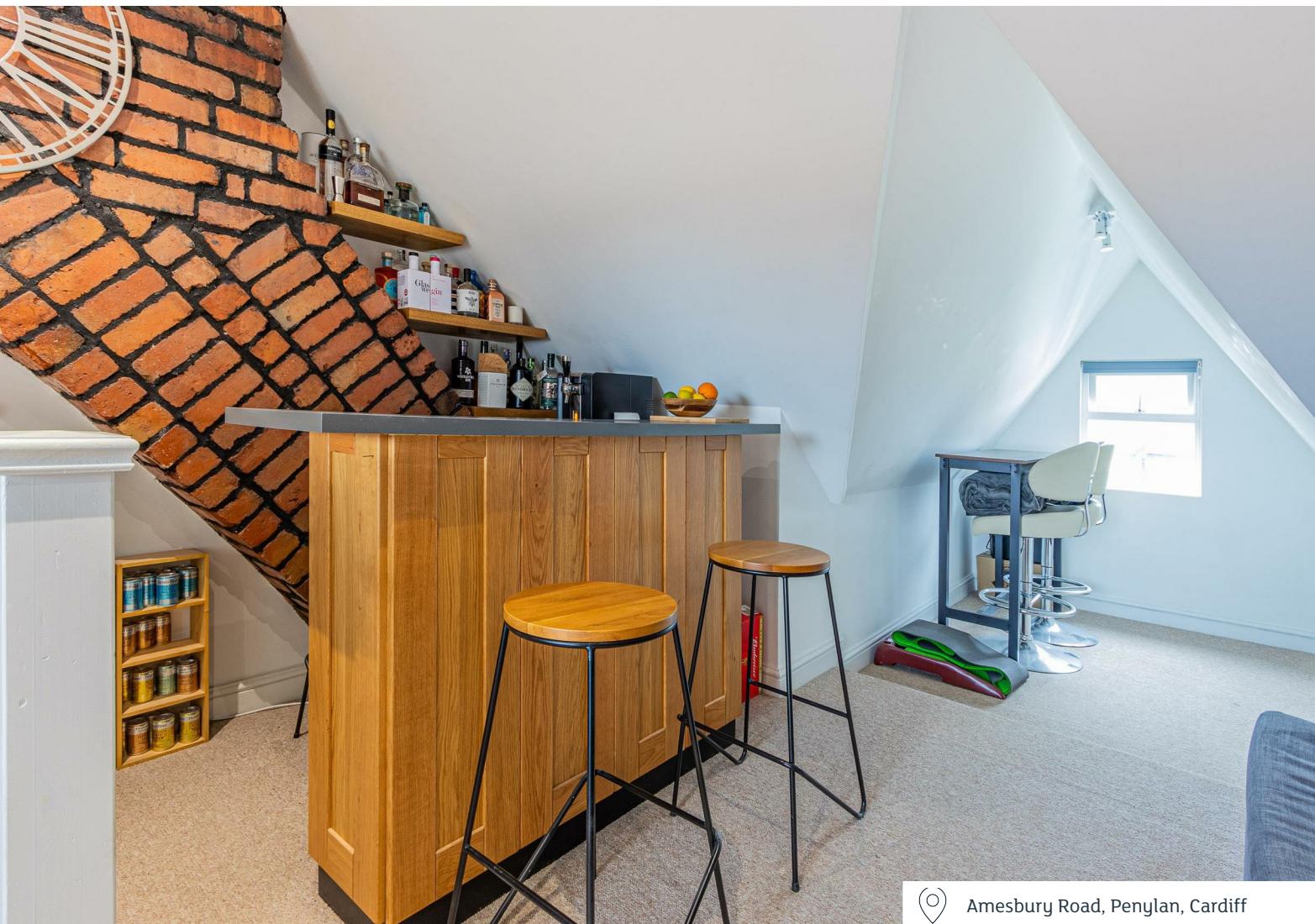
Situated on the corner of Amesbury & Blenheim road, you are a stone's throw from Waterloo Gardens, Wellfield rd, and Roath park, as well as Cardiff city centre & University hospital of Wales.  
Offered to market with NON ONWARD CHAIN.



### PROPERTY SPECIALIST

Mr Ramzy Bancroft  
[Ramzy@jeffreyross.co.uk](mailto:Ramzy@jeffreyross.co.uk)  
02920 499680  
Branch manager





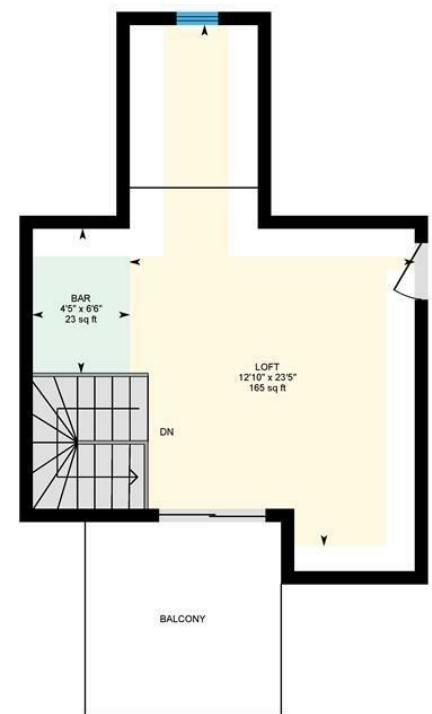
## b-34 Amesbury Rd, Penylan, CRF

Main Building: Total Interior Area 937.39 sq ft



0 3 6 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.



	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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC