

www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



Hampton Crescent West

CYNCOED



A delightful three double bedroom semi detached home with a magical garden.

Comments by Mrs Amanda Trinder



Property Specialist
Mrs Amanda Trinder
Senior valuer

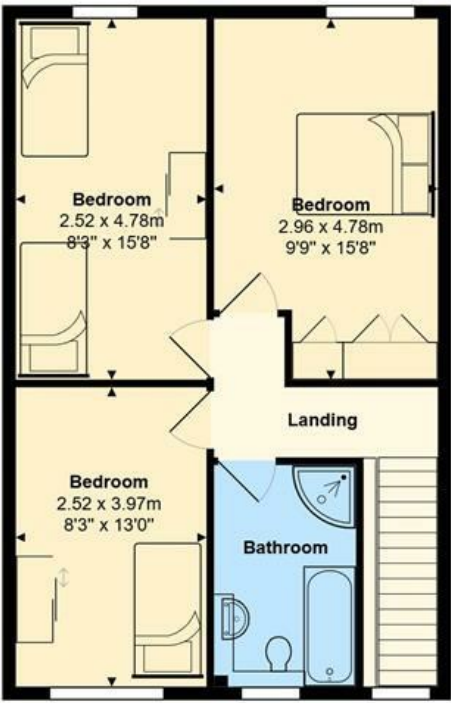
amanda@jeffreycross.co.uk



A spacious, lovingly cared for family home in a quiet, safe setting, perfectly located for tranquil walks around Llanishen and Lisvance reservoirs - now ready to welcome its new chapter.

Comments by the Homeowner

Hampton Crescent West



Total Area: 117.9 m² ... 1269 ft²

All measurements are approximate and for display purposes only



Hampton Crescent

Cyncoed, Cardiff, CF23 6RB

£440,000



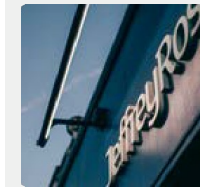
3 Bedroom(s)



1 Bathroom(s)



1269.00 sq ft



Contact our
Penylan Branch

02920 499680

Jeffrey Ross are pleased to bring to the market this beautiful three double bedroom semi detached family home in a sought after location. The property benefits from entrance porch, entrance hall, modern kitchen / breakfast room, lounge with patio doors onto picturesque rear garden, converted garage currently used as a sitting room / music Room and W.C to the ground floor, to the first floor there are three double bedrooms and a family bathroom with separate shower. Outside there is a beautiful well maintained rear garden with a shallow brook running through and a bridge to the far end of the garden. To the front of the of the property is a well maintained garden with off road parking.

Situated in a quiet leafy road with close proximity to local shops, parks, amenities as well as Cardiff High School.

CARDIFF

VALE

CAERPHILLY

BRISTOL

www.jeffreyross.co.uk



Entrance Porch	Garden
Entrance Hall	Tenure
Lounge 18'4 x 12'4 (5.59m x 3.76m)	Freehold - This is to be confirmed with your legal representative.
Kitchen / Breakfast Room 11'11 x 16'5 (3.63m x 5.00m)	Council Tax
Sitting / Music Room 8'5 x 15'0 (2.57m x 4.57m)	Band F
Ground Floor W.C	School Catchment
Landing	
Bedroom One 9'9 x 15'8 (2.97m x 4.78m)	
Bedroom Two 8'3 x 15'8 (2.51m x 4.78m)	
Bedroom Three 8'3 x 13'0 (2.51m x 3.96m)	
Bathroom	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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	

