

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



PEN-Y-LAN TERRACE  
PENYLAN



HALL

LOUNGE

DINING ROOM

KITCHEN

PANTRY

CONSERVATORY

WC & STORAGE SHED

LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

GARDEN

GARAGE

TENURE

Freehold, but this is to be verified by your solicitor

COUNCIL TAX

Band - F

SCHOOL CATCHMENT

Marlborough Primary School

Cardiff High School

Ysgol Y Berllan Deg

Ysgol Gyfun Gymraeg Bro Edern




\* Subject to availability \*





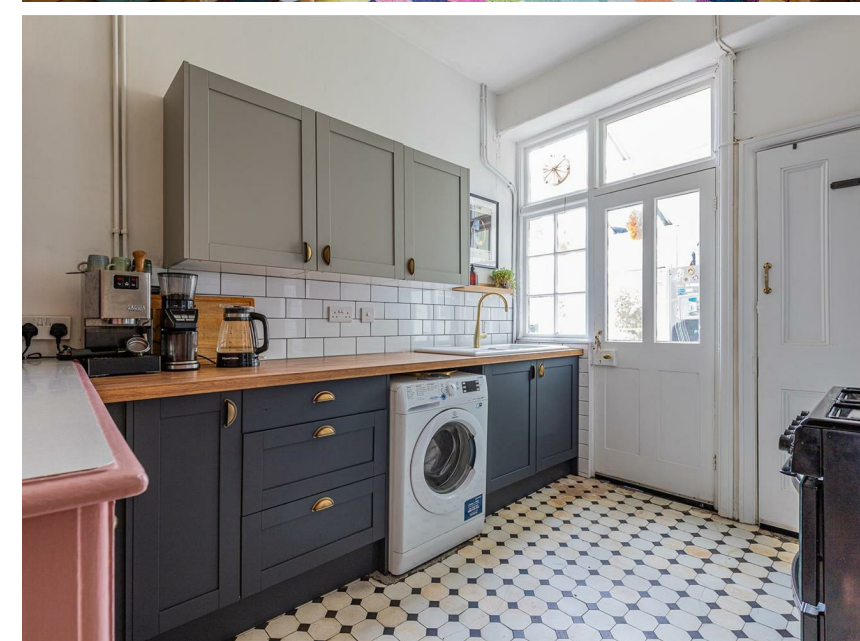
## PEN-Y-LAN TERRACE

PENYLAN, CF23 9EU - £475,000

 3 Bedroom(s)  1 Bathroom(s)  1205.00 sq ft

**\* OFFERS OVER £475,000 \***

We are delighted to offer this stunning end of terrace property, showcasing character features and modern comfort. Boasting a lovely period entrance, three bedrooms, four piece bathroom, cosy lounge with wood burner, stunning dining room with with panelled walls, and feature wallpaper, conservatory, WC & kitchen with newly fitted units & pantry. Outside there is a sunny rear garden, garage with lane access. Packed full of original features, with professionally sanded floors, complimented by a characterful interior, decorated in heritage colours. The property further offers approved planning for a single storey rear extension including raised platform/steps to rear, rear dormer and roof lights to the front elevation.



**PROPERTY SPECIALIST**

Mr Ramzy Bancroft  
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Branch manager

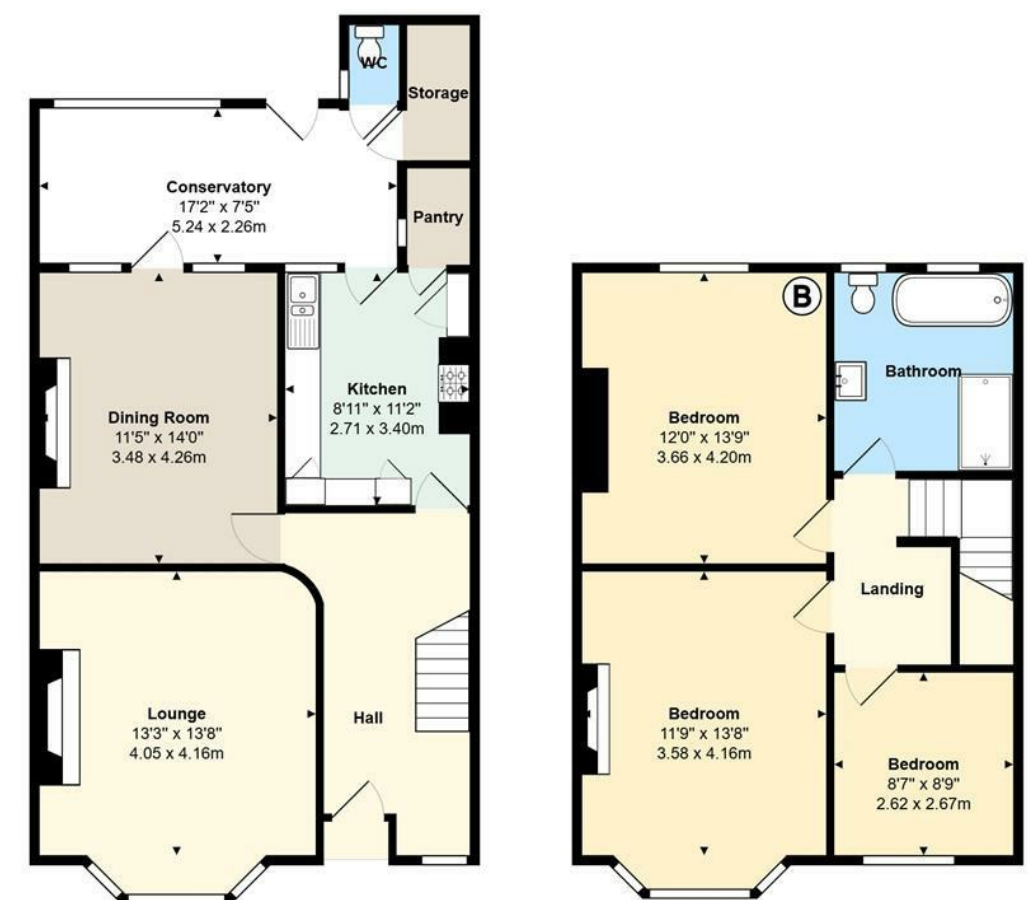




Pen-Y-Lan Terrace, Penylan, Cardiff



Pen Y Lan Terrace



Total Area: 1371 ft<sup>2</sup> ... 127.4 m<sup>2</sup>  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	