

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



AMESBURY ROAD
PENYLAN



- HALL
- LOUNGE
- SITTING / DINING ROOM
- KITCHEN
- DINING AREA
- UTILITY AREA
- WC
- LANDING
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- BATHROOM
- LOFT BEDROOM
- GARDEN
- TENURE
Freehold, but this is to be confirmed by your solicitor

SCHOOL CATCHMENT
Marlborough Primary School
Cardiff High School
Ysgol Y Berllan Deg
Ysgol Bro Edern

Subject to change and Availability





AMESBURY ROAD

PENYLAN, CF23 5DY - £500,000

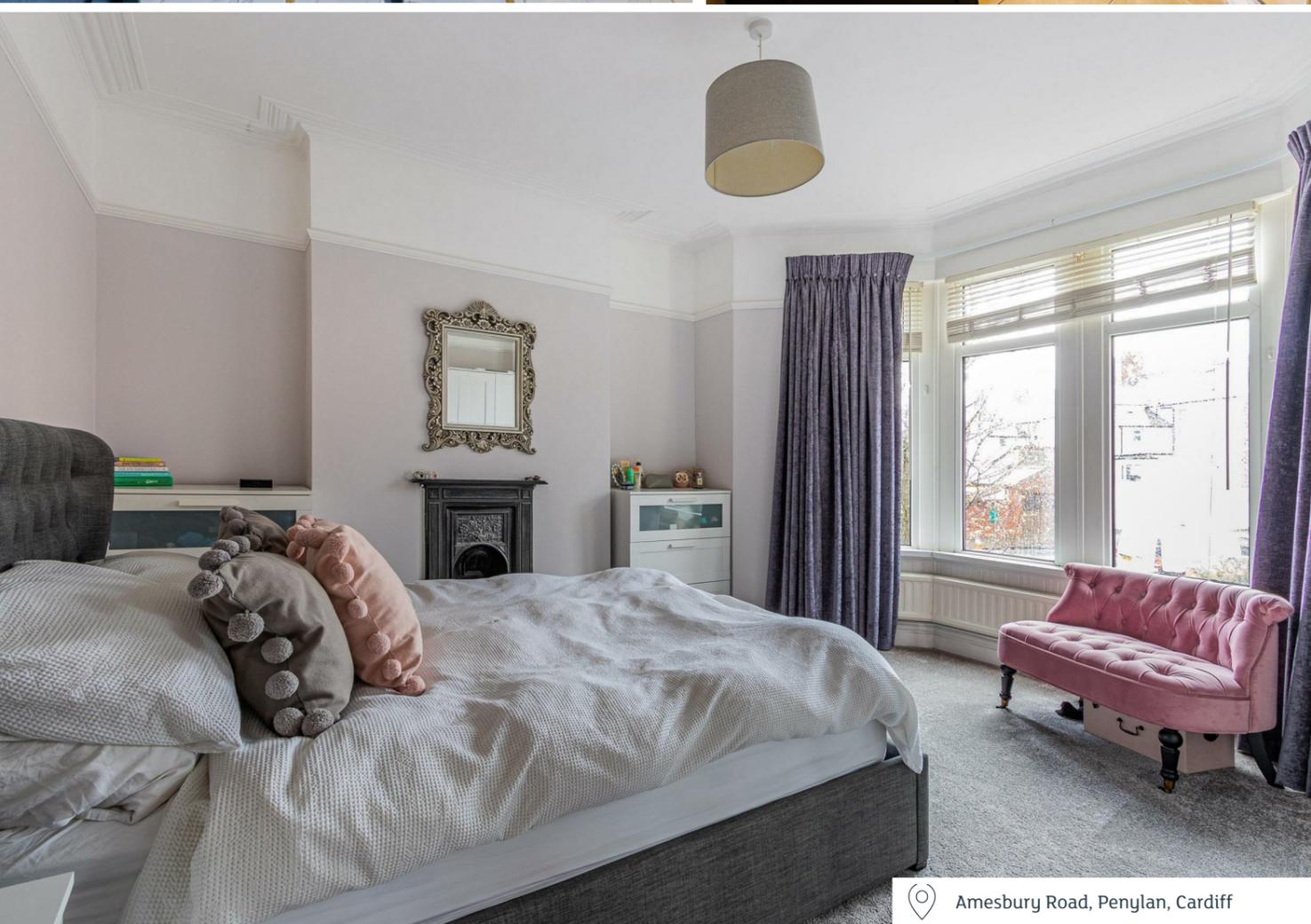
 4 Bedroom(s)  1 Bathroom(s)  1395.00 sq ft

OFFERS OVER £500,000
We are pleased to offer for sale this extended and renovated 4 DOUBLE BEDROOM home, Beautifully presented both inside and out, with a landscaped rear garden, and refurbished front. Located in Amesbury Road, in the heart of Penylan, you are a short walk from Waterloo Gardens, local coffee shops and deli's as well as close proximity to Marlborough primary school, making this ideal for families. The property briefly comprises: Period entrance hall, through lounge diner, stunning kitchen diner, complete with shaker style units with quartz worktops, Utility area and ground floor WC. Upstairs there is 3 great sized bedrooms & family bathroom on the first floor, and a great Loft bedroom on the top floor. The rear landscaped garden is low maintenance, with rear lane access and a sunny aspect. The décor throughout is bright and neutral, and finished to a high quality. Please see our 3D VR tour online, and contact us to arrange your viewing.



PROPERTY SPECIALIST
Mr Ramzy Bancroft
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02920 499680
Branch manager





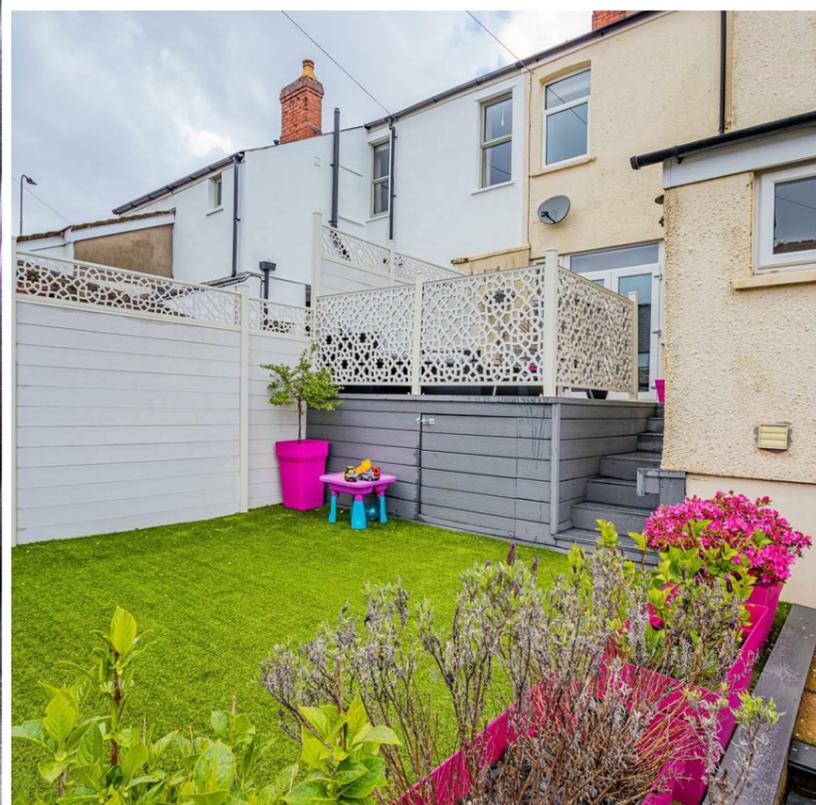
Amesbury Road, Penylan, Cardiff

70 Amesbury Rd, Penylan, CRF

Main Building Interior Area: 1395.57 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.



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | 70 | |
| (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 | |