

BLENHEIM ROAD

PENYLAN


AEG



BLENHEIM ROAD

PENYLAN, CF23 5DR - ASKING PRICE £475,000

3 bedroom(s) | 1 bathroom(s) | 1302.00 sq ft

A beautifully presented DETACHED period property, located in the heart of Penylan. This simply stunning property has undergone an extensive refurb both inside & out, with a bright interior, mixing new & old. The accommodation comprises a lovely entrance hall, Ground floor WC, cosy front lounge, open plan kitchen diner with newly fitted kitchen and Bi Folding doors to the low maintenance courtyard garden. Upstairs there are Three good size bedrooms, contemporary bathroom, and a fantastic loft bedroom to the top floor. Situated on Blenheim Road, in Penylan with local independent coffee shops, deli's and bakery's all on your doorstep. There are also a selection of parks on hand, such as Waterloo & Mill Gardens, as well as Roath Park a short walk away. You are also within great school catchment with Marlborough primary school nearby, making this a great family home.
View our 3D Virtual tour to appreciate the quality and space.

PROPERTY SPECIALIST

Mrs Amanda Trinder
amanda@jeffreyross.co.uk

Senior valuer

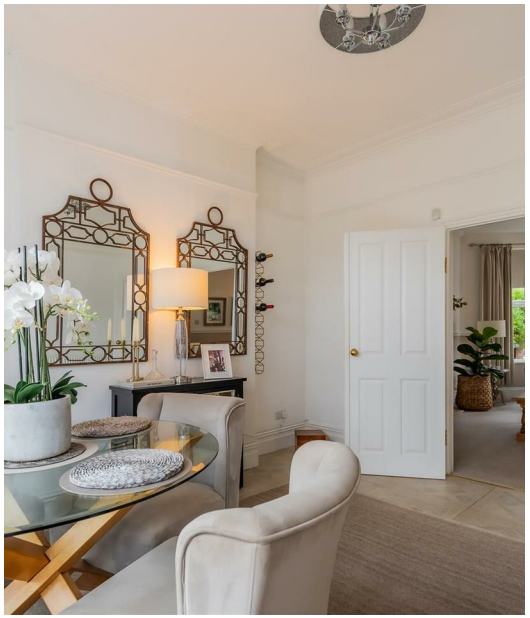


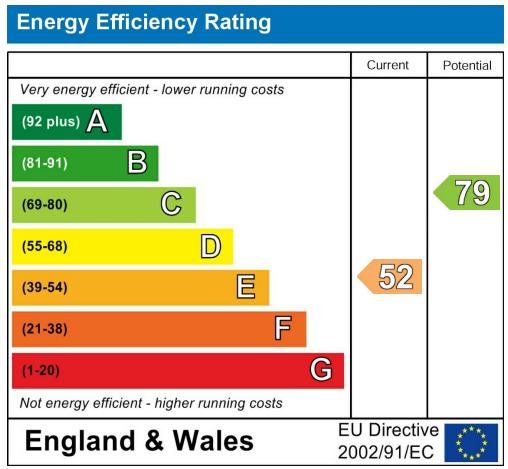

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
52
79
England & Wales
EU Directive 2002/91/EC









Blenheim Road, Penylan

















ENTRANCE HALL

LOUNGE
4.57m`x 4.57m`3.35m (15`x 15`11")

KITCHEN / DINING ROOM
6.10m`6.10mx 6.40m`3.05m (20`20"x 21`10")

GROUND FLOOR W.C
1.22m`0.61m x 0.91m` (4`2" x 3`)

LANDING

BEDROOM ONE
3.66m`0.61m x 4.57m`2.44m (12`2" x 15`8")

BEDROOM TWO
3.35m`1.22m x 3.66m`3.35m (11`4" x 12`11")

BEDROOM THREE
2.74m`2.13m x 2.13m`0.30m (9`7" x 7`1")

BATHROOM

LOFT ROOM
3.66m`1.52m x6.40m`2.44m (12`5" x21`8")

GARDEN

TENURE
Freehold, but this is to be confirmed by your solicitor

COUNCIL TAX
Band - F

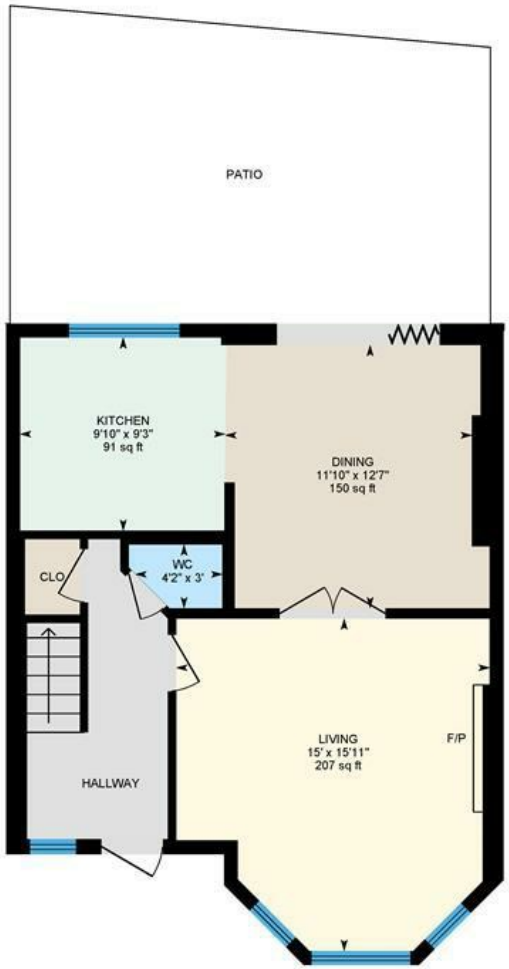


"A stunning detached home in the heart of Penylan - beautifully presented both inside & out"

Comments by Mrs Amanda Trinder

2 Blenheim Rd, Penylan, CRF

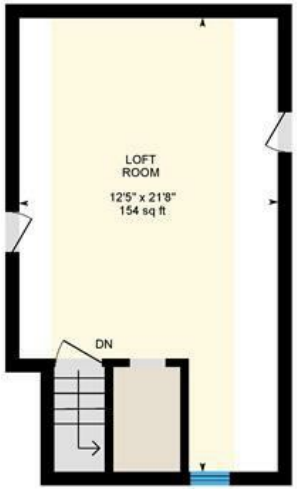
Main Building: Interior Area: 1349.03 sq ft



Ground Floor



1st Floor



Loft Room





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.

JeffreyRoss

www.jeffreyross.co.uk