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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Kimberley Road*

PENYLAN



Beautiful, spacious two bedroom period apartment in prime location.

Comments by Mrs Amanda Trinder

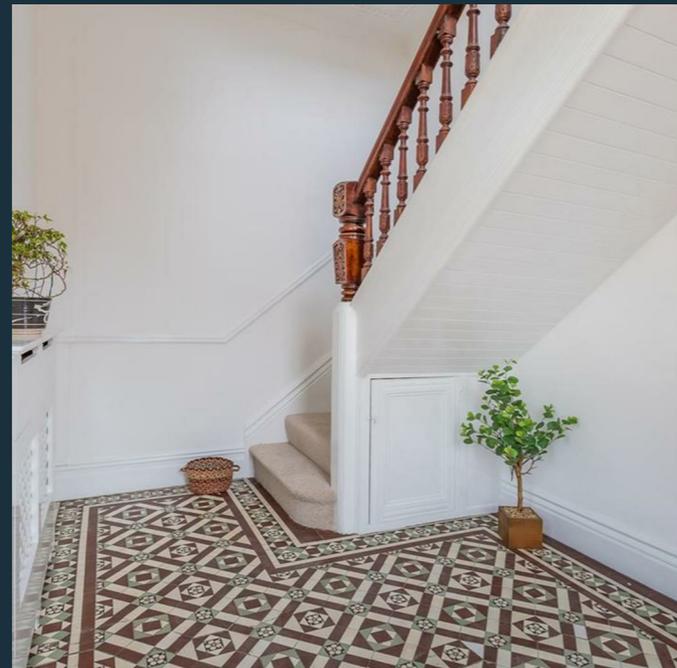


**Property Specialist**  
**Mrs Amanda Trinder**  
Senior valuer  
amanda@jeffreycross.co.uk



All measurements are approximate and for display purposes only

Comments by the Homeowner





# Kimberley Road

Penylan, Cardiff, CF23 5DN

Offers Over

£250,000



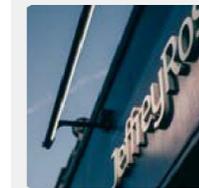
2 Bedroom(s)



2 Bathroom(s)



1499.00 sq ft



Contact our  
**Penylan Branch**

02920 499680



\*\*\* Offers Over £250,000 \*\*\* Jeffrey Ross are pleased to bring to the market this beautiful period apartment in prime location with loft conversion. The property comprises of period entrance hall with independent access, landing, large open plan lounge/ dining room, kitchen, bathroom and master bedroom to the first floor, to the second floor there is a spacious second bedroom / study with en- suite bathroom and views over Penylan. A stones throw away from waterloo gardens and a short walk to local shops, parks, amenities as well as Cardiff City Centre and university hospital of Wales.

\*\*\* The property has a new lease with 999 and is offered for sale Chain Free. \*\*\*



#### Independent Entrance Hall

Marlborough Primary School (year 2024-25)  
Cardiff High School (year 2024-25)

#### Landing

Ysgol Y Berllan Deg (year 2024-25)  
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

#### Lounge / Dining Room 18'05 x 16' (5.61m x 4.88m)

\* Subject to availability \*

#### Bedroom 16'5 x 15'7 (5.00m x 4.75m)

#### Kitchen 8'10 x 14'4 (2.69m x 4.37m )

#### Shower Room 11' x 8'7 (3.35m x 2.62m )

#### Bedroom 21'3 x 33'8 (6.48m x 10.26m)

#### En- Suite 8'2 x 9'8 (2.49m x 2.95m)

#### Tenure

Leasehold - 999 year lease.

#### Council Tax

Band D

#### School Catchment

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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>		
(55-68) <b>D</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	

