

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

A X M I N S T E R R O A D
P E N Y L A N



**COUNCIL TAX**

Band F

ENTRANCE HALL**LOUNGE**

4.32m x 4.55m (14'2" x 14'11")

KITCHEN

2.84m x 5.66m (9'4" x 18'7")

DINING ROOM

3.89m x 4.60m (12'9" x 15'1")

UTILITY ROOM

1.07m x 1.07m (3'6" x 3'6")

LANDING**BEDROOM ONE**

3.91m x 4.47m (12'10" x 14'8")

BEDROOM TWO

3.76m x 4.52m (12'4" x 14'10")

BEDROOM THREE

2.41m x 2.57m (7'11" x 8'5")

BATHROOM

2.51m x 2.01m (8'3" x 6'7")

COUNCIL TAX

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TENURE

Freehold - This is to be confirmed with your legal representative.

SCHOOL CATCHMENT

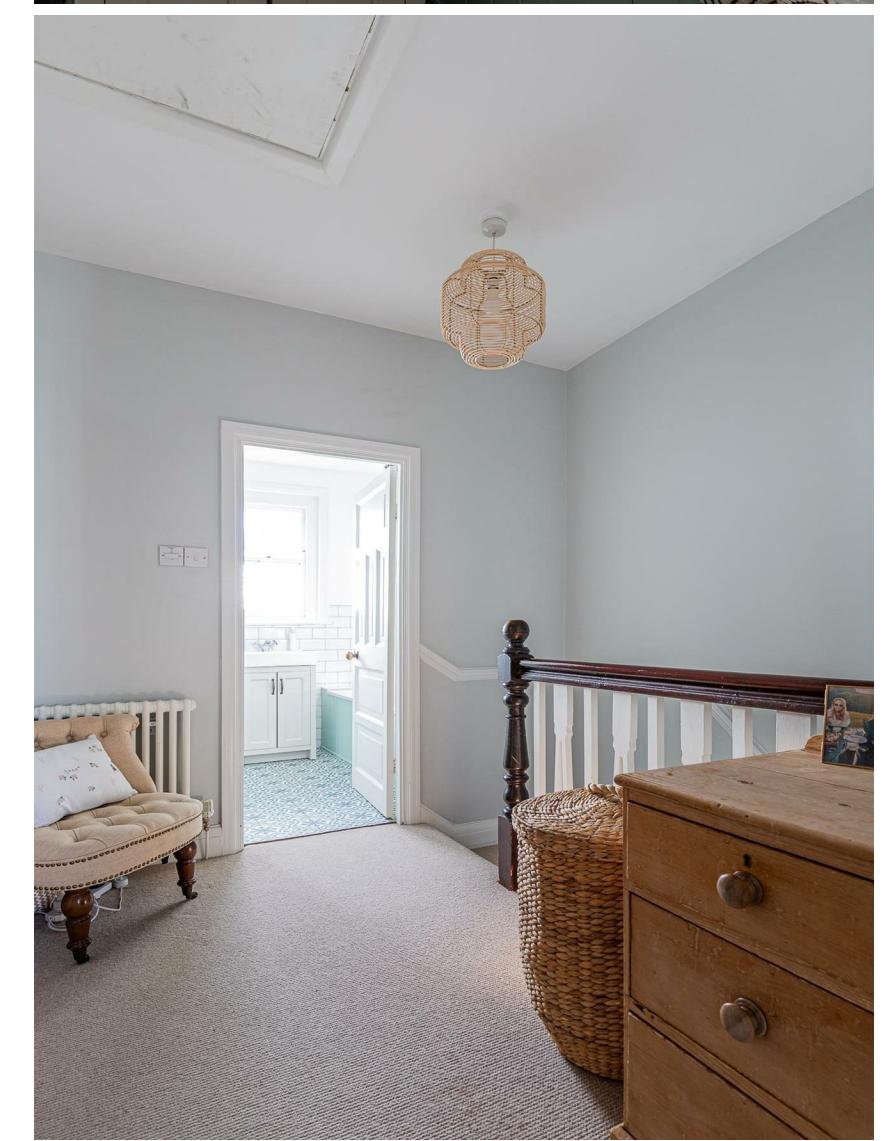
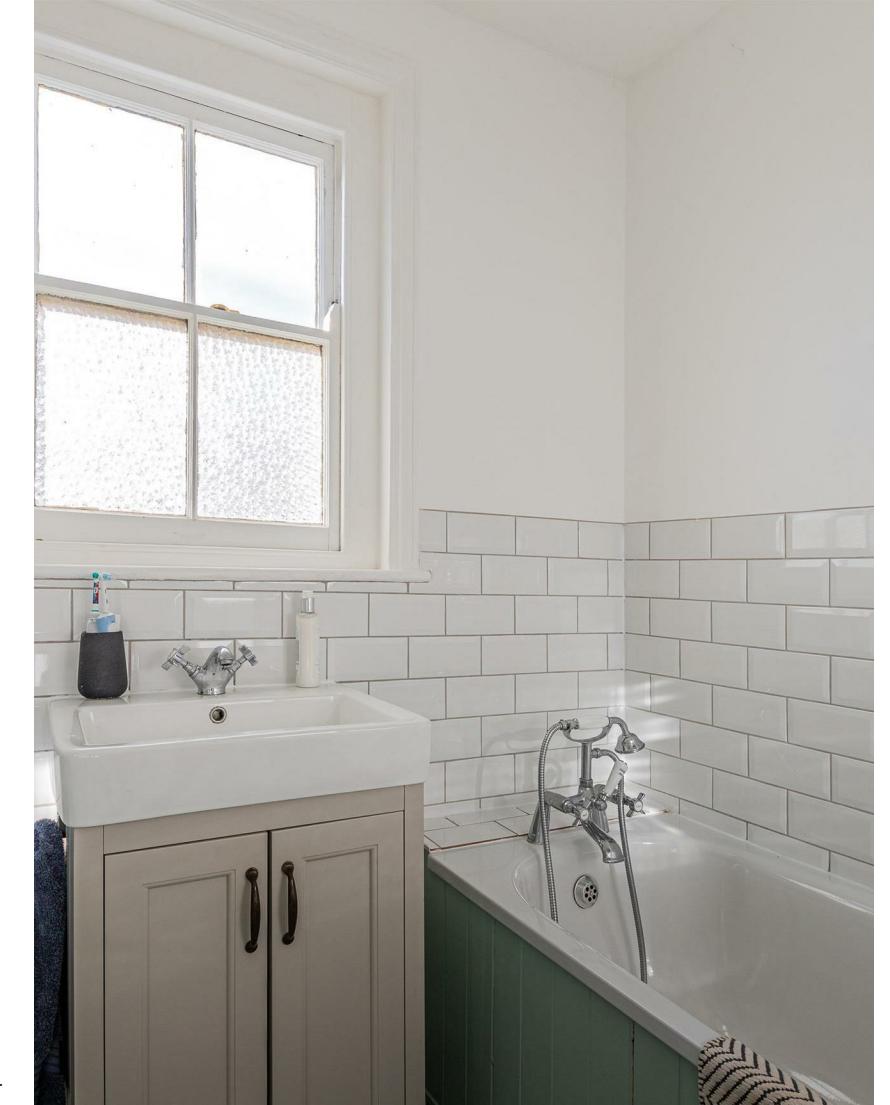
Marlborough Primary School (year 2024-25)

Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)

Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

* Subject to availability *





AXMINSTER ROAD

PENYLAN, CF23 5AR - £480,000



3 Bedroom(s)



1 Bathroom(s)



1172.00 sq ft

Jeffrey Ross are pleased to bring to the market this immaculate three bedroom period home. The property benefits from entrance hall, lounge, open plan modern kitchen / dining room with bi-fold doors onto rear garden and utility room to the ground floor, to the first floor there are three bedrooms and a modern family bathroom, outside to the rear is a sunny garden with lane access and garage. Situated within close proximity to local shops, parks, amenities and schools as well as Cardiff City centre.

See below JR VR tour

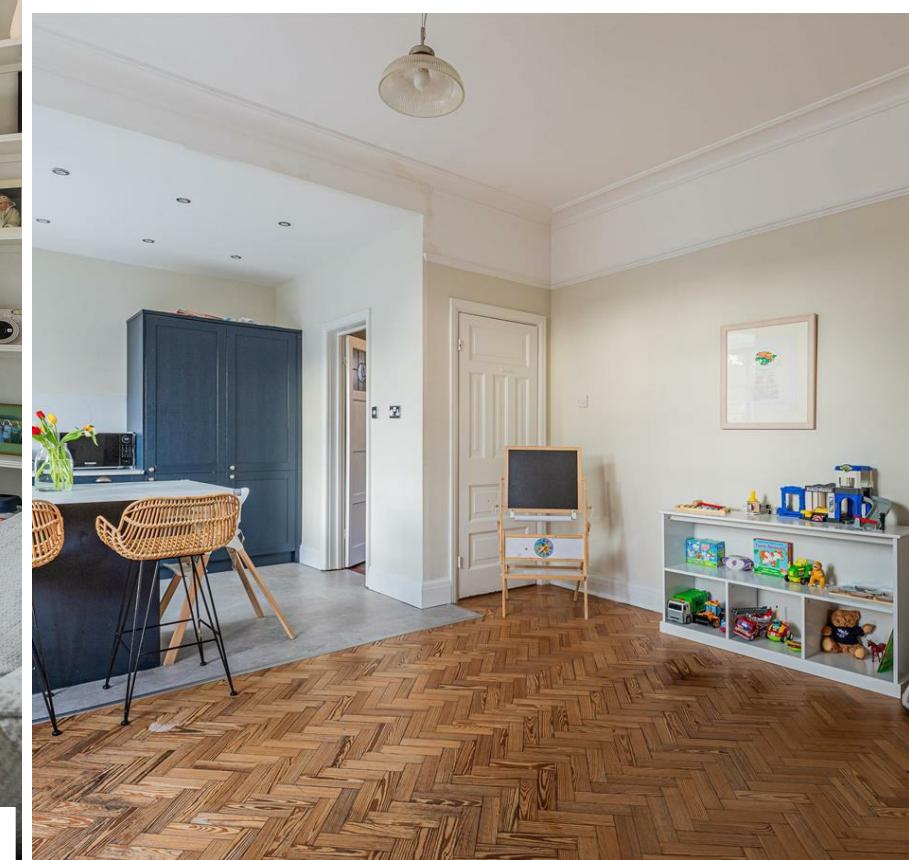
https://youriguide.com/33_axminster_rd_roath_crf_gb



PROPERTY SPECIALIST

Mrs Amanda Trinder
amanda@jeffreyross.co.uk
Senior valuer





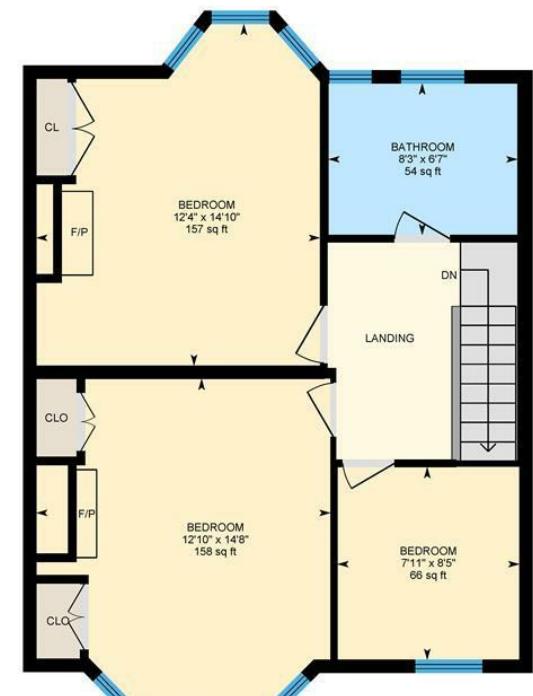
Axminster Rd, Roath, CRF

Main Building: Total Interior Area 1205.58 sq ft



0 3 6 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			87
(81-91) B			
(69-80) C			
(55-68) D			66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			