



Jeffrey Ross

**SOLD  
ON YOUR  
STREET**

How do you compare?

## In Brief

JeffreyRoss are proud to bring to the market this impressive end of terrace family home on this popular street in Penylan. The property briefly comprises entrance hallway with traditional tiling, bay fronted living and dining room with door onto the garden. Modern fitted kitchen / breakfast room with separate utility and downstairs WC. To the first floor are three good size bedrooms as well as a family bathroom. To the rear is a good size garden for the area and garage.



### Entrance Hallway 4.83m x 1.85m recess to dining room - 0.88m x 0.6

Enter via uPVC double glazed front door on to entrance hallway. Original tiled hallway, doors to living room, dining room and kitchen diner, papered walls, picture rail coving and radiator.

### Living room 15'1" x 13'9" (4.61m x 4.21m)

Impressive bay fronted living room, uPVC double glazed bay window. Original parquet flooring, feature gas fireplace. original door, picture rail and coving, radiator.

### Dining Room 11'8" x 14'11" (3.57m x 4.57m)

Impressive dining room, original parquet flooring. uPVC double glazed bay window with large double glazed door onto the garden. Feature working fireplace. Original coving and picture rail. Contemporary wall hung radiator. Door to hallway and linking door to kitchen.

### Kitchen/Diner 21'5" x 7'11" (6.55m x 2.43m)

Modern fitted kitchen diner with original dresser and flooring. Modern fitted base and eye level units with contrasting worktops, with stainless steel sink with mixer tap and drainer. Integrated electric oven and gas hob, with stainless steel extractor. Space and plumbing for dishwasher and fridge freezer, large uPVC double glazed window to the side aspect. Radiator,uPVC double glazed door to garden.

### Utility/downstairs WC 5'1" x 6'4" (1.55m x 1.95m)

Low level WC and wash hand basin.Space and plumbing for washing machine and tumble dryer. uPVC obscured double glazed window. Wall mounted boiler and radiator.

### To the first floor

#### Landing 7'5" x 9'10" (2.27m x 3.02m)

Carpeted stairs and landing, doors to all three bedrooms and family bathroom. Loft access.

#### Bedroom one 12'8" x 15'1" into the bay (3.87m x 4.62m into the bay)

uPVC double glazed Bay fronted master bedroom, neutral carpets and radiator. Currently used as a children's and guest bedroom.

#### Bedroom two 12'6" x 14'11" (3.83m x 4.57m)

Great sized second bedroom that benefits a uPVC double glazed window to the rear aspect. fitted wardrobes, Neutral carpets, papered walls, radiator,

#### Bedroom three 7'5" x 8'8" (2.28m x 2.66m)

Good size single bedroom, uPVC double glazed window to the front aspect. Papered walls, neutral carpets, radiator, coving and radiator.



## Bathroom 6'5" x 7'3" (1.98m x 2.23m)

Modern fitted bathroom suite with a traditional feel in keeping with the age of house. Roll top bath with shower over, pedestal wash hand basin and WC. Tiled walls in the wet areas. uPVC double glazed obscured window to the rear. Towel radiator.

## Garden

Good size patio area and path leading to garage. Walled boundary, side access and lawned area.

## Garage 15'7" x 10'7" (4.75m x 3.24m)

Gated lane access to a good size garage. Powerpoint and central light. New roof added in approx 2013

## Tenure

We are informed by the owner that the property is Freehold, this is to be confirmed by your legal advisor.

## Council Tax

## Additional Information

New roof added in approx 2014

## School catchment

Marlborough Primary School (year 2017-18)

Marlborough Primary School (year 2018-19)

Cardiff High School (year 2018-19)

Cardiff High School (year 2017-18)

Ysgol Y Berllan Deg (year 2017-18)

Ysgol Y Berllan Deg (year 2018-19)

Ysgol Gyfun Gymraeg Bro Edern (year 2017-18)

Ysgol Gyfun Gymraeg Bro Edern (year 2018-19)



## What we say?...

Traditional End of terrace family home with a garage

Free Valuations, No tie in contract, No Sale No Fee.

Pontcanna	Rosyth	Llanishen	38 Wellington Road	54 Station Road	54 Station Road	Rosyth, Cardiff	Pontcanna, Cardiff	CFL1 9PB	02920 499680 (option 1)
			89 Woodville Road	89 Woodville Road	89 Woodville Road	Llanishen, Cardiff	Llanishen, Cardiff	CFL4 5LU	02920 499680 (option 2)
			Cathays	Cathays	Cathays	Cathays, Cardiff	Cathays, Cardiff	CFL4 2DX	02920 499680 (option 3)
									T: 02920 499680 (option 4)
									T: 02920 499680 (option 5)

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