

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



PEN-Y-LAN TERRACE
PENYLAN



- HALL
- LOUNGE
- DINING ROOM
- KITCHEN
- PANTRY
- CONSERVATORY
- WC & STORAGE SHED
- LANDING
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- BATHROOM
- GARDEN
- GARAGE
- TENURE
Freehold, but this is to be verified by your solicitor
- COUNCIL TAX
Band - F
- SCHOOL CATCHMENT
Marlborough Primary School
Cardiff High School
- Ysgol Y Berllan Deg
Ysgol Gyfun Gymraeg Bro Edern
- * Subject to availability *



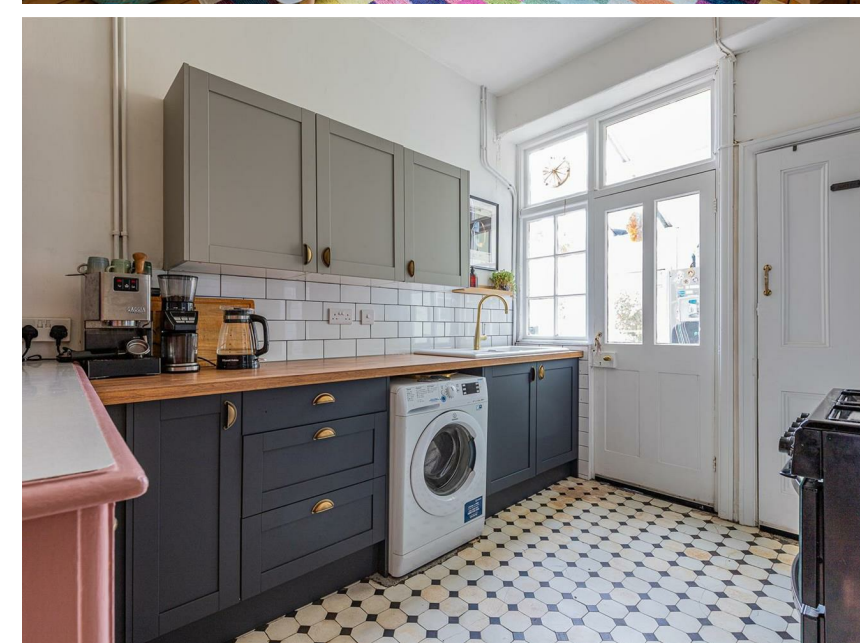


PEN-Y-LAN TERRACE

PENYLAN, CF23 9EU - £490,000

 3 Bedroom(s)
  1 Bathroom(s)
  1205.00 sq ft

We are delighted to offer this stunning end of terrace property, showcasing character features and modern comfort. Boasting a lovely period entrance, three bedrooms, four piece bathroom, cosy lounge with wood burner, stunning dining room with with panelled walls, and feature wallpaper, conservatory, WC & kitchen with newly fitted units & pantry. Outside there is a sunny rear garden, garage with lane access. Packed full of original features, with professionally sanded floors, complimented by a characterful interior, decorated in heritage colours. The property further offers approved planning for a single storey rear extension including raised platform/steps to rear, rear dormer and roof lights to the front elevation.



PROPERTY SPECIALIST

Mr Ramzy Bancroft
 Ramzy@jeffreyygross.co.uk
 02920 499680
 Branch manager





 Pen-Y-Lan Terrace, Penylan, Cardiff



Total Area: 1371 ft² ... 127.4 m²
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 