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CARDIFF VALE CAERPHILLY BRISTOL

"A stunning and characterful family home, in a lovely cul de Sac, a short walk from local parks, shops and fantastic schools"

Comments by Mr Ramzy Bancroft

Property Specialist

Mr Ramzy Bancroft

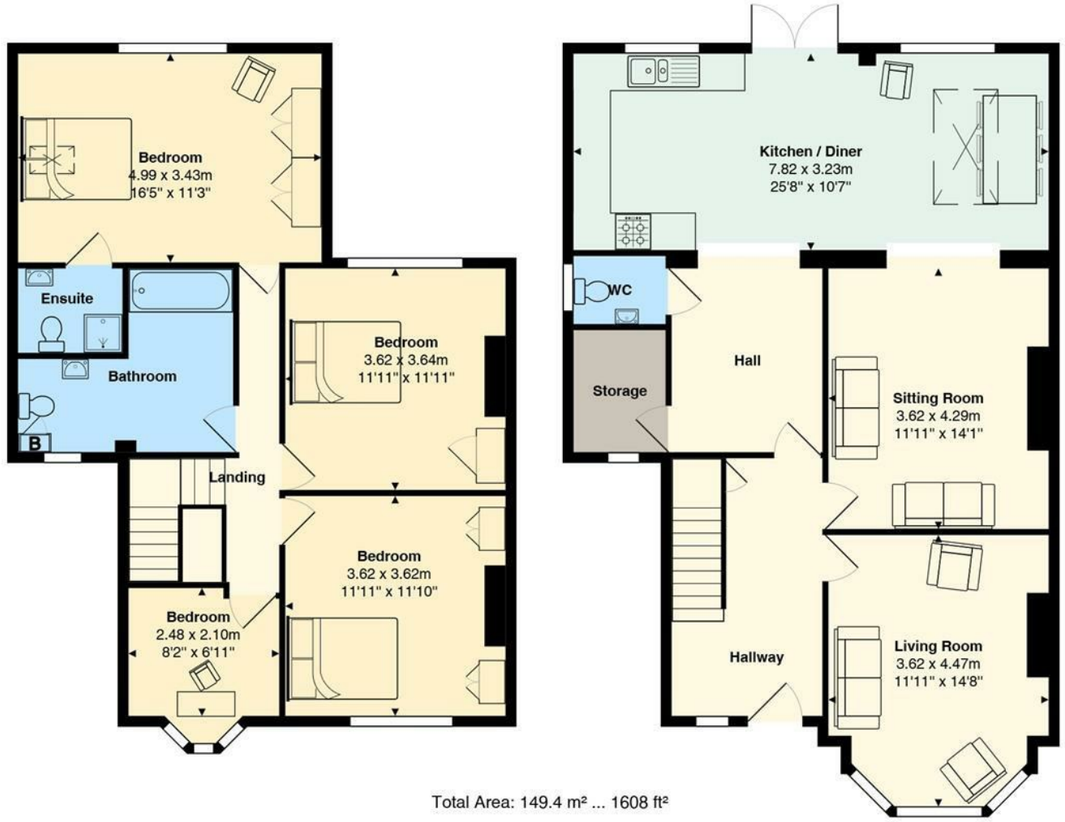
Branch manager

Ramzy@jeffreyross.co.uk

Lovely garden and quite cul de sac location.

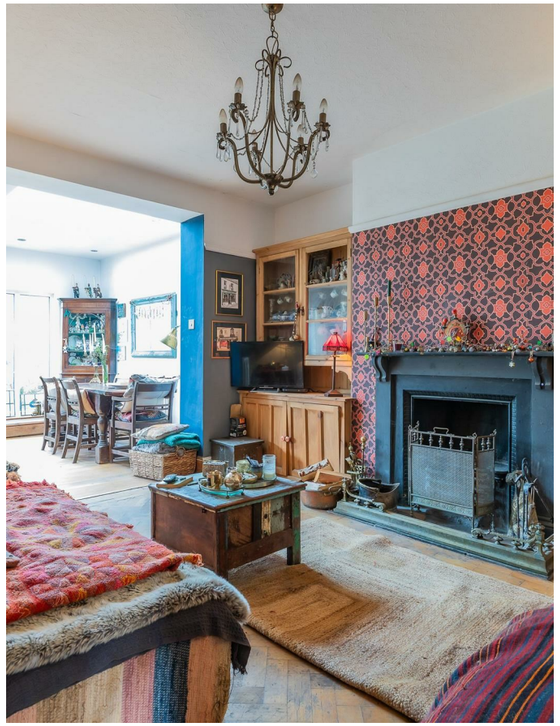
Comments by the Homeowner

Pendraw Place



Total Area: 149.4 m² ... 1608 ft²

All measurements are approximate and for display purposes only



Pendraw Place

Cyncoed, Cardiff, CF23 6JS

Offers Over

£700,000

4 Bedroom(s) | 2 Bathroom(s) | 1608.00 sq ft

Contact our

Penylan Branch

02920 499680

*** Offers Over £700,000 *** Located in a quiet Cul de Sac in the heart of Cyncoed, is this extended semi detached house. Packed full of character & space for any growing family. Benefiting from a really good size front and rear gardens, with a drive for off road parking. The property briefly comprises an entrance hall, cosy front lounge, sitting room, a lovely size kitchen diner, WC and storage. Upstairs there are four great size bedrooms, ensuite shower room and family bathroom. Situated a short walk from both Nant Fawr Woods & Llanishen Reservoir, as well as local shops, train station and very popular schools Rhydypennau primary & Cardiff High school making this a super family home to cherish for years.

**CHAIN FREE **

Hall

Lounge

Sitting room

Kitchen diner

WC & storage

Landing

Bedroom 1

Bedroom 2

Bathroom

Bedroom 4

EnSuite

Garden

Tenure

Freehold - To be confirmed by your legal advisor

Council Tax

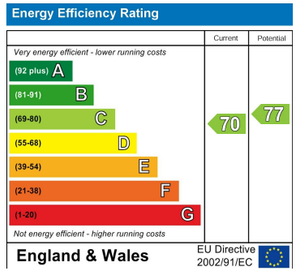
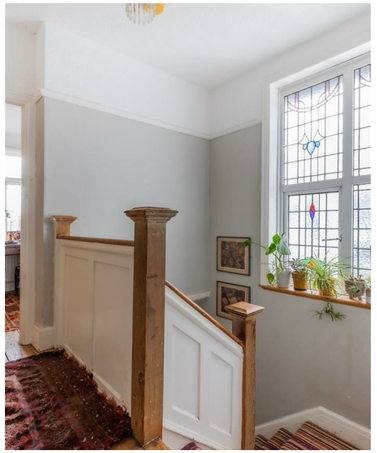
Band G

School Catchment

Rhydypenau Primary School
Cardiff High School

Ysgol Y Berllan Deg
Ysgol Gyfun Gymraeg Bro Edern

* Subject to Availability *


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
70
77
England & Wales
EU Directive 2002/91/EC