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CARDIFF

VALE

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BRISTOL

*Brooklands Terrace*

CULVERHOUSE CROSS



A lovely 3 bedroom house a stone throw away from everything Culverhouse Cross has to offer.

Comments by Mrs Ruby Ledley

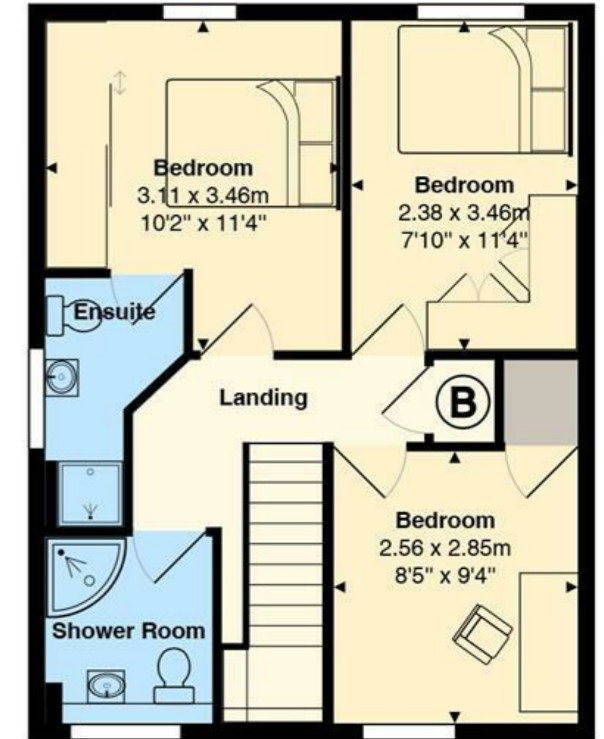


**Property Specialist**  
**Mrs Ruby Ledley**  
 Valuer

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### Brooklands Terrace



Total Area: 93.1 m<sup>2</sup> ... 1002 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only



Comments by the Homeowner



# Brooklands Terrace

*Culverhouse Cross, Cardiff, CF5 5TH*

Guide Price

**£350,000**



3 Bedroom(s)



2 Bathroom(s)



1002.00 sq ft



Contact our  
***Pontcanna Branch***

02920 499680

Welcome to this charming home on Brooklands Terrace, set in the sought-after Culverhouse Cross area of Cardiff. Offering three generously sized bedrooms, this property is perfect for families or anyone in need of extra space. It also features two comfortable reception rooms, ideal for relaxing or entertaining.

The house is well maintained and ready to move into, with two modern bathrooms and a separate WC that make day-to-day living easy and convenient for everyone in the household.

A standout feature is the large private driveway & garage, providing plenty of off-road parking. There's also an electric vehicle charging point, a great addition for environmentally conscious buyers.

Conveniently located close to a range of local amenities, including shops, schools, and parks, the property offers the perfect balance of suburban peace and easy access to the city.

Overall, this delightful Brooklands Terrace home presents an excellent opportunity to join a vibrant community, combining space, comfort, and convenience in one appealing package.



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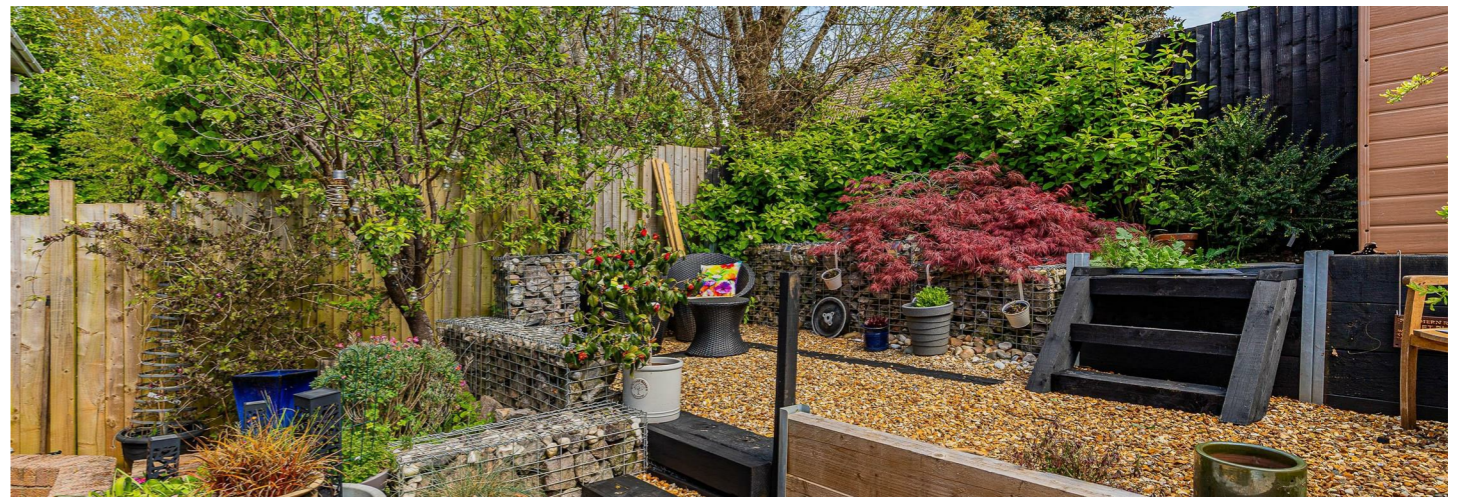
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Hall	Bedroom 3 8'5 x 9'4 (2.57m x 2.84m)
WC	Bathroom
Living Room 9'8 x 19'9 (2.95m x 6.02m)	EPC D Rating
Sitting Room	Tenure Freehold. This is to be confirmed by your legal representative.
Kitchen 8'4 x 15'9 (2.54m x 4.80m)	Council Tax BAND E
Utility Room 8'4 x 8'2 (2.54m x 2.49m)	School Catchment TBC
Garden Landscaped & very well presented	
Garage	
Landing	
Bedroom 1 10'2 x 11'4 (3.10m x 3.45m)	
En-Suite	
Bedroom 2 7'10 x 11'4 (2.39m x 3.45m)	





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

