

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



COWSLIP DRIVE





#### ENTRANCE HALL

Entered via composite double glazed front door.

#### CLOAKS/W.C

Equipped with W.C and wash hand basin.

#### LIVING ROOM

4.83 x 5.13 (15'10" x 16'9")

PVCu double glazed window to the front. Wood flooring.

#### KITCHEN/DINER

4.83 x 3.19 (15'10" x 10'5")

The kitchen area is fitted with a range of pristine base and wall mounted cupboard and drawer units in cream with complimenting worktops. Space for range cooker, plumbing for washing machine, space for fridge/freezer, lovely tiled floor which continues into the conservatory.

#### CONSERVATORY

2.25 x 2.36 (7'4" x 7'8")

PVCu double glazed conservatory which opens onto the rear garden.

#### FIRST FLOOR

Landing with access hatch to attic. Airing cupboard housing hot water cylinder.

#### BEDROOM 1

3.03 x 4.03 (9'11" x 13'2")

Fitted wardrobe cupboards. PVCu double glazed window to the front elevation.

#### BEDROOM 2

2.59 x 3.00 (8'5" x 9'10")

Fitted wardrobe cupboards. PVCu double glazed window.

#### BEDROOM 3

2.15 x 2.15 (7'0" x 7'0")

PVCu double glazed window.

#### BATHROOM

1.71 x 2.97 (5'7" x 9'8")

Fully tiled walls and floor. chrome radiator, bath with electric shower over, wash hand basin and w.c.

#### OUTSIDE

There is a neat rear garden and parking on the driveway at the front and a garage in an adjacent block.

#### TENURE

We are informed that the property is Freehold

#### COUNCIL TAX

Band D







## COWSLIP DRIVE

, CF64 2RH - £315,000



3 Bedroom(s)



1 Bathroom(s)



sq ft

Located in a great position adjacent to the recreation ground and just a short walk from Penarth leisure centre and Cogan railway station. This beautifully presented link house comprises extended accommodation of: Entrance hall, cloaks/w.c, large living room with wood floor, spacious fitted kitchen/diner and lovely conservatory. To the first floor are three bedrooms and a bathroom. Neat rear garden, driveway parking and garage in adjacent block. Gas central heating and double glazing. This is a lovely home and is being sold with no onward chain.



### PROPERTY SPECIALIST

Mr Jeff Hopkins

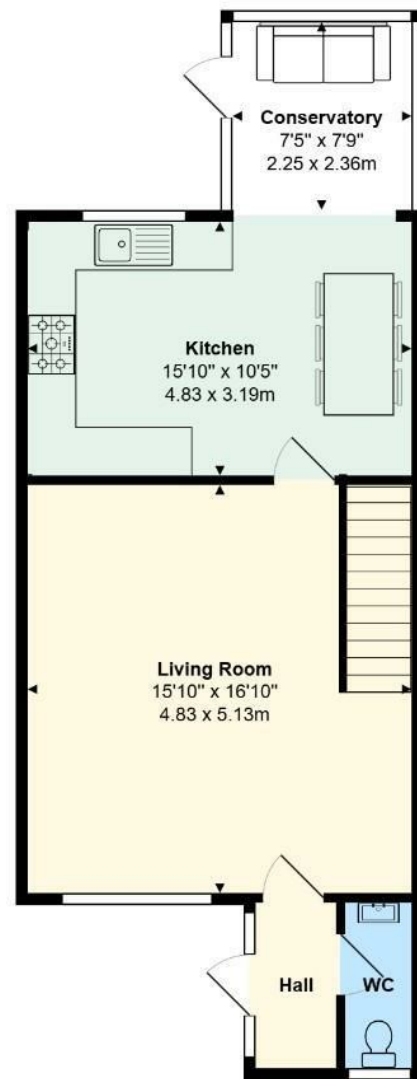
[jeff@jeffreygross.co.uk](mailto:jeff@jeffreygross.co.uk)

02920 499680

Valuer



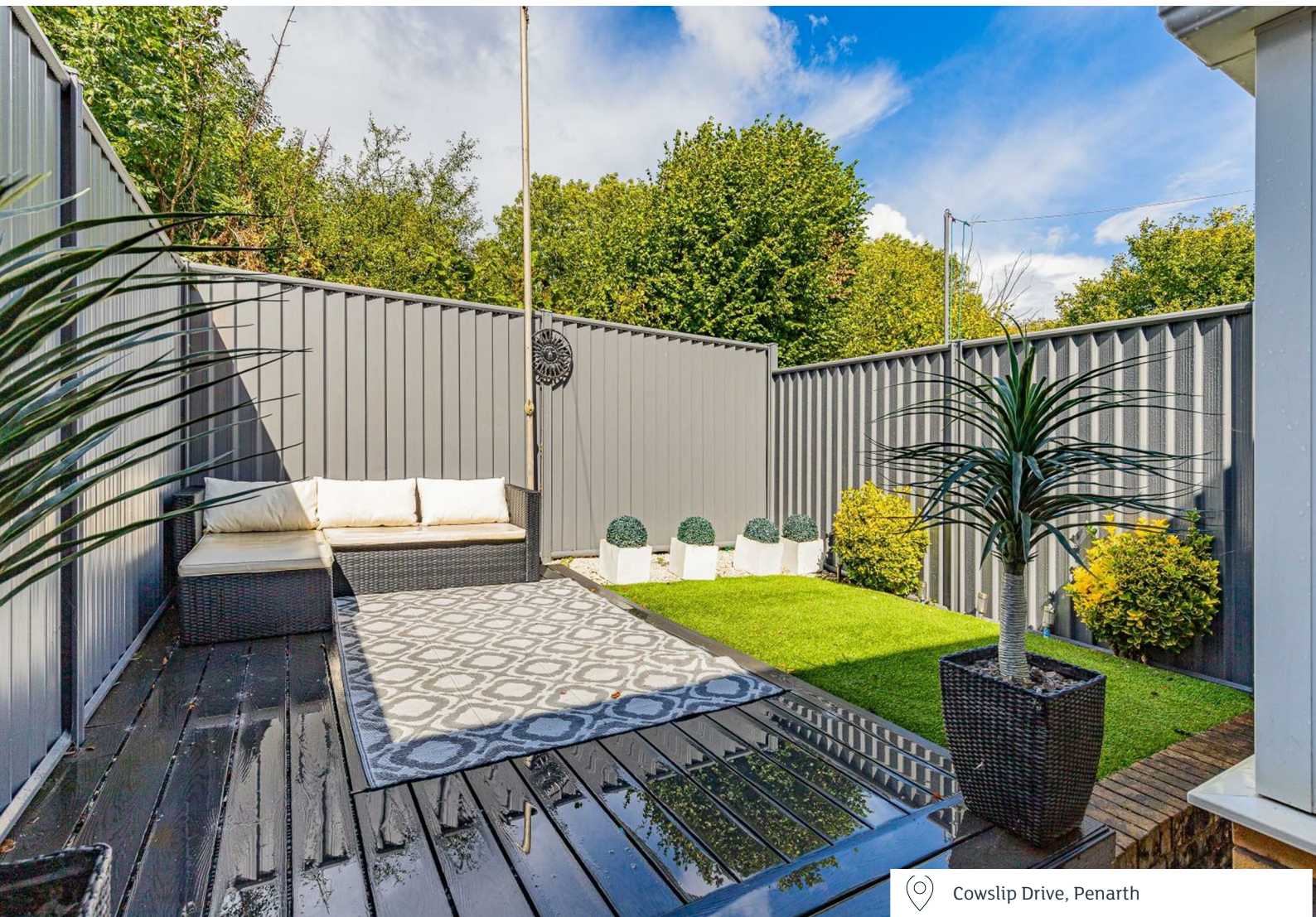
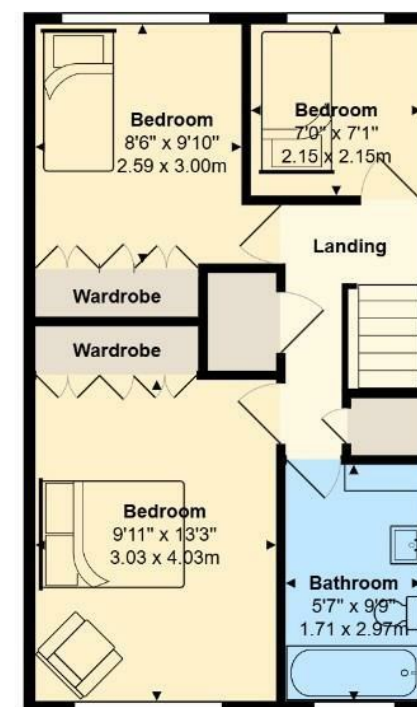




## Cowslip Drive

Total Area: 991 ft² ... 92.0 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	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC