

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



CAMPBELL DRIVE





#### ENTRANCE HALL

Stairs rise to the first floor, laminate flooring.

#### CLOAKROOM

White modern suite - wall mounted wash hand basin & close coupled wc, window to front.

#### LOUNGE

6.05m max x 2.95m (19'10" max x 9'8")

Spacious living room, laminate flooring, TV point, telephone point, French doors overlook and lead into the garden.

#### KITCHEN DINER

4.80m x 2.46m (15'9" x 8'1")

Extensively fitted with a range of oak wall and base units with laminate worktop and inset stainless steel one & half bowl sink & drainer with mixer tap and tiled splash backs, plumbed for dishwasher and washing machine with space for a tumble drier, space for fridge/freezer, built in double oven, 4 ring gas hob & cooker hood, window to side and door into the rear garden.

#### FIRST FLOOR LANDING

Access to the loft, airing cupboard - shelving.

#### BEDROOM 1

3.66m max x 3.07m (12' max x 10'1")

Master double bedroom, window to rear.

#### EN SUITE SHOWER ROOM

Modern white suite comprising a tiled enclosure - folding glass screen, pedestal wash hand basin and close coupled wc, twin shaver point, extractor fan.

#### BEDROOM 2

3.58m x 2.39m (11'9" x 7'10")

Double bedroom, window to rear.

#### BEDROOM 3

2.54m x 2.49m (8'4" x 8'2")

Generous 3rd bedroom, window to front, built in wardrobe to the corner.

#### BATHROOM

Fitted modern white suite comprising a panel bath - shower attachment & glass screen plus upvc clad surround, pedestal wash hand basin and close coupled wc, window to front, twin shaver point.

#### GARDEN

Open frontage - lawned with shrub borders, hard stand allowing off road parking and leading to the garage. Enclosed southerly facing rear garden over 30' in length & mainly laid to law, paved patio, feather edge fenced, outdoor power socket, light, side gates access to the front - outside tap.

#### GARAGE

4.75m x 2.49m (15'7" x 8'2")

Integral single garage, up & over door allowing access, light & power.

#### INFORMATION

We believe the property is Freehold.

Council Banding - Band E £2,349.34 (2025-2026)







## CAMPBELL DRIVE

, CF11 7QE - £320,000



3 Bedroom(s)



2 Bathroom(s)



861.00 sq ft

For sale within this hugely popular waterfront development on the fringe of the City Center plus the nearby town of Penarth. Close by a retail park with choice of supermarkets and an array of shops, eateries & coffee shops.

Found in good order and generous proportions. Briefly comprising an entrance hall, cloakroom/wc, over 19' lounge plus large kitchen with space for dining table & chairs plus built in double oven, hob & hood. To the first floor there are 3 double bedrooms - master with an en suite shower room/wc plus a bathroom/wc completes the accommodation. Complimented with upvc double glazing and gas central heating.

Open frontage including off road parking plus integral garage and side access to a generous Southerly facing lawned garden. Viewing highly recommended.



### PROPERTY SPECIALIST

Mr Paul Davies

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Negotiator







Campbell Drive, Cardiff



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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