

CARDIFF'S HOME FOR  
**STYLISH SALES**  
**& LETTINGS**

JeffreyRoss

CEDAR WAY



**ENTRANCE HALL**

Enter via a upvc door with side glazed panel, stairs rise to the first floor.

**UTILITY ROOM**

2.16m x 2.06m (7'1" x 6'9")

Useful room with plumbing for a washing machine, vent for tumble drier and space for other white goods, windows to front and side.

**LOUNGE**

5.41m x 3.18m (17'9" x 10'5")

Spacious main living room, window to front with rear sliding patio doors overlooking and allowing access into the rear garden, TV point.

**KITCHEN**

4.09m max x 3.15m (13'5" max x 10'4")

Fitted with a good range of wall and base units with round edge worktops incorporating a stainless steel one & half bowl sink & drainer with mixer tap and tiled splash backs, built in double oven, ceramic hob & cooker hood, 2 windows to side, space for fridge & freezer, cupboard to the corner housing a combination boiler.

**LOBBY**

With windows to the rear and side overlooking the garden plus door allowing access, 2 built in tall cupboards.

**BEDROOM 1**

3.96m max x 3.58m max (13' max x 11'9" max)

Spacious double bedroom, with a range of floor to ceiling fitted wardrobes that conceal access into the en suite wet room, window to rear.

**EN SUITE WET ROOM**

Accessible bathroom. Fully tiled and tiled floor, extractor fan, heated white towel rail, with a Triton independent shower, vanity wash hand basin and close coupled wc - concealed cistern.

**FIRST FLOOR LANDING**

Window to rear, access to all bedrooms and bathroom.

**BEDROOM 2**

3.68m x 3.18m (12'1" x 10'5")

Double bedroom, window to front, built in double wardrobe, stairs rise to the loft room.

**BEDROOM 3**

3.18m x 2.90m (10'5" x 9'6")

Double bedroom, window to front.

**BEDROOM 4**

2.46m x 2.26m (8'1" x 7'5")

Window to rear, fitted open cupboard currently configures as a designated study area.

**BATHROOM**

Fully tiled and tiled floor, white suite comprising a panel bath with shower attachment, pedestal wash hand basin and close coupled wc, window to rear.

**LOFT ROOM**

6.02m max x 2.36m (19'9" max x 7'9")

Informal loft room - insulated and carpeted, sky light, to the end a walk in cupboard with light & power.

**GARDEN**

Open frontage - small lawn plus a drive allowing twin off road parking, gated side access to the rear. Generous enclosed rear garden - twin lawns plus patio area, outside tap, twin exterior power socket.

**WORKSHOP**

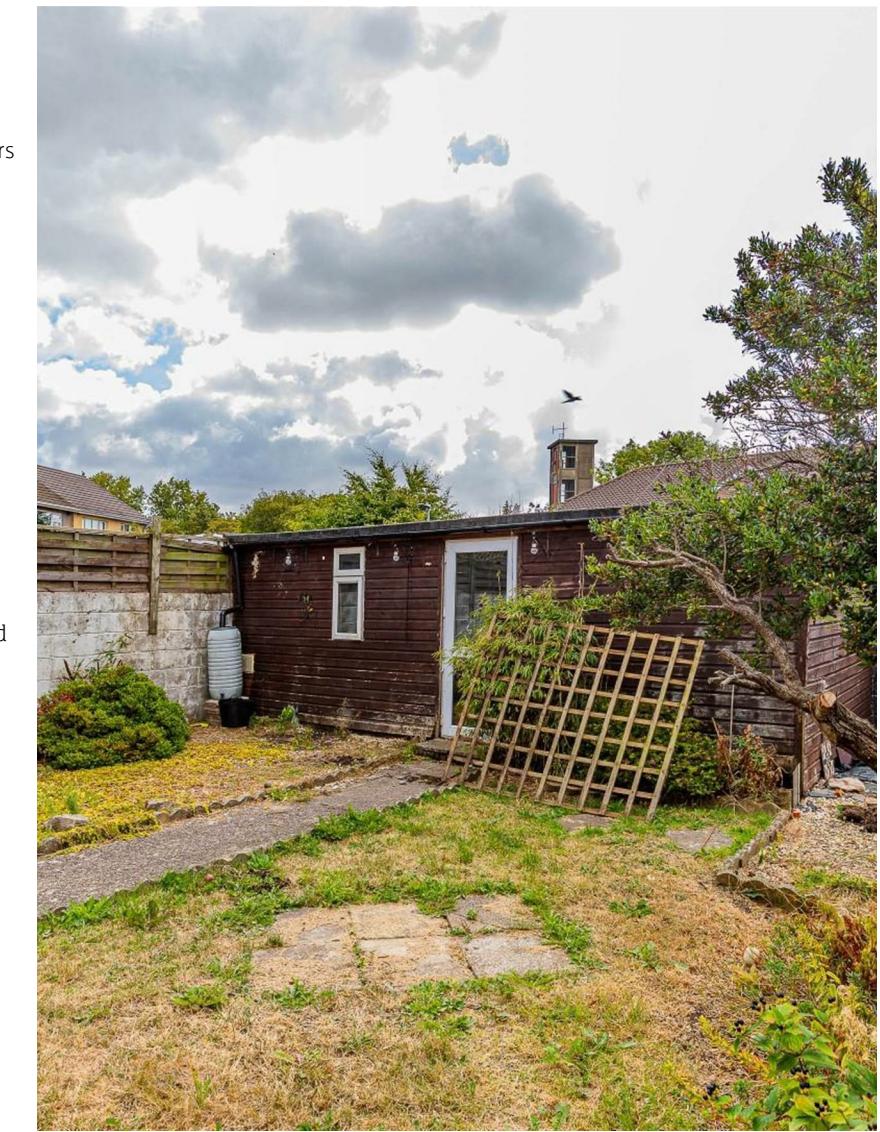
4.09m x 3.20m (13'5" x 10'6")

Detached outbuilding - light & power supply, rear door allowing access. To the side separate room also with light & power plus window.

**INFORMATION**

We believe the property is Freehold.

Council Banding - Band D £2,124.01 (2025-2026)



## CEDAR WAY

, CF64 3PX - £385,000



4 Bedroom(s)



2 Bathroom(s)



1305.00 sq ft



### PROPERTY SPECIALIST

Mr Paul Davies

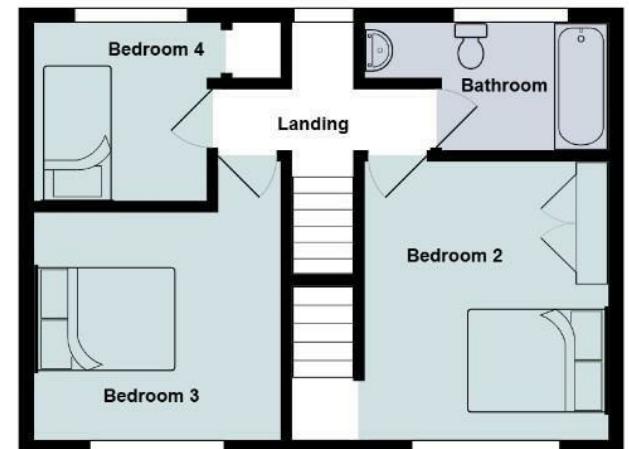
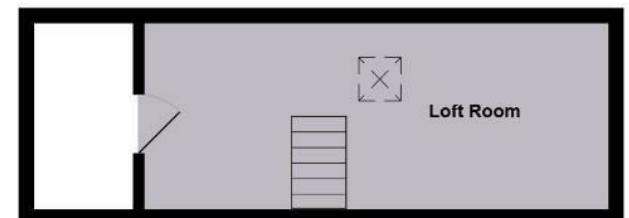
[paul.davies@jeffreyross.co.uk](mailto:paul.davies@jeffreyross.co.uk)

Property Management Co-ordinator



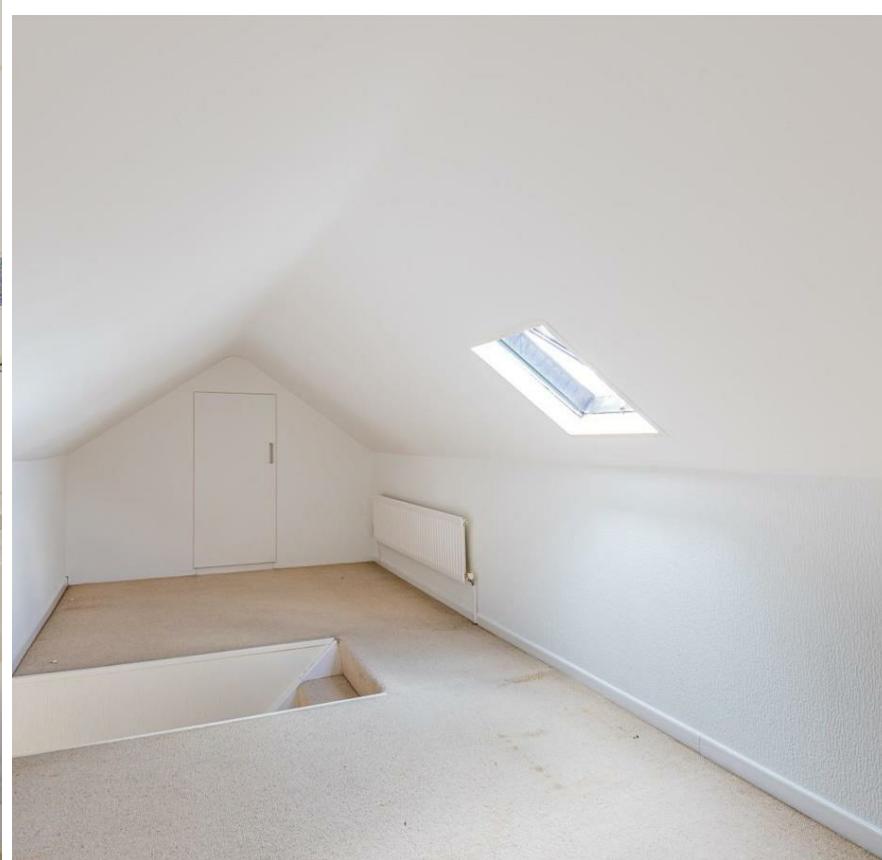


Cedar Way, Penarth, CF64 3PX



Total Area: 1305 ft<sup>2</sup> ... 121.2 m<sup>2</sup>

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		76
(55-68) D		
(39-54) E		56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Cedar Way, Penarth