

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

JeffreyRoss

B A R B E R R Y   R I S E





#### ENTRANCE HALL

Stairs rise to the first floor.

#### LOUNGE

**4.17m x 3.84m max (13'8" x 12'7" max)**

Spacious living room, 2 windows to front, TV point, under stairs cupboard.

#### KITCHEN DINING

**4.78m x 3.05m (15'8" x 10'52")**

Refitted contemporary wall and base units with solid granite worktop incorporating under mounted sink with mixer tap, tiled splash backs, plumbed for dishwasher and washing machine, space for fridge/freezer, built in double 'Hide & Slide' oven, hob & hood plus built in wine chiller, soft close doors & drawers, 2 windows to rear and side door, tiled floor.

#### HOME OFFICE

**4.98m max x 2.57m (16'4" max x 8'5")**

Currently used as a treatment room with access from the rear plus French doors with side windows to the front, laminate floor.

#### CLOAKROOM

Pedestal wash hand basin and close coupled wc, window to rear.

#### FIRST FLOOR LANDING

Window to side, stairs rise to the second floor.

#### BEDROOM 2

**4.01m x 2.67m (13'2" x 8'9")**

Double bedroom, window to front, built in wrap-around wardrobes.

#### BEDROOM 3

**2.84m x 2.79m (9'4" x 9'2")**

Double bedroom, window to rear.

#### BEDROOM 4

**2.06m c 1.85m (6'9" c 6'1")**

Window to front.

#### BATHROOM

Modern white suite comprising P shape panel bath with shower over & glass screen, vanity wash hand basin and close coupled wc - concealed cistern, tiled surround, window to rear, heated chrome towel rail.

#### SECOND FLOOR LANDING

Velux roof window.

#### MASTER BEDROOM

**4.17m x 3.33m (13'8" x 10'11")**

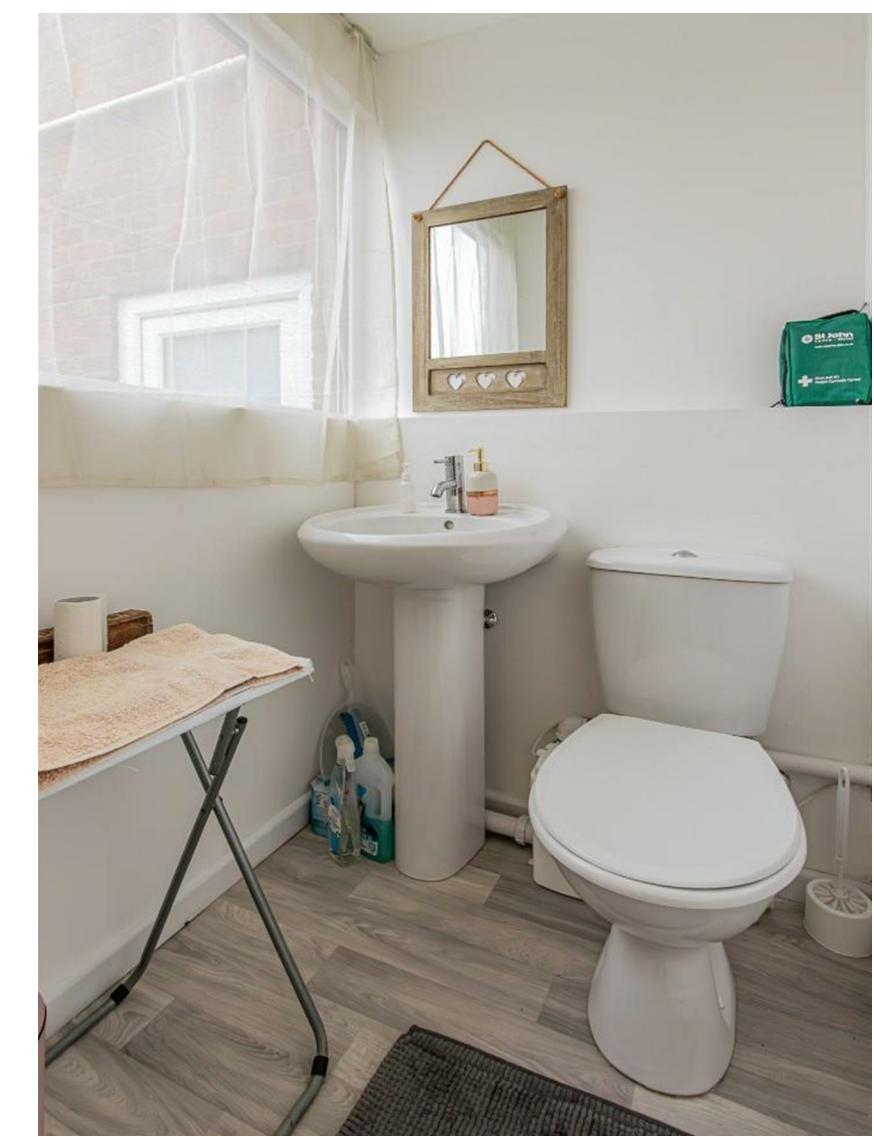
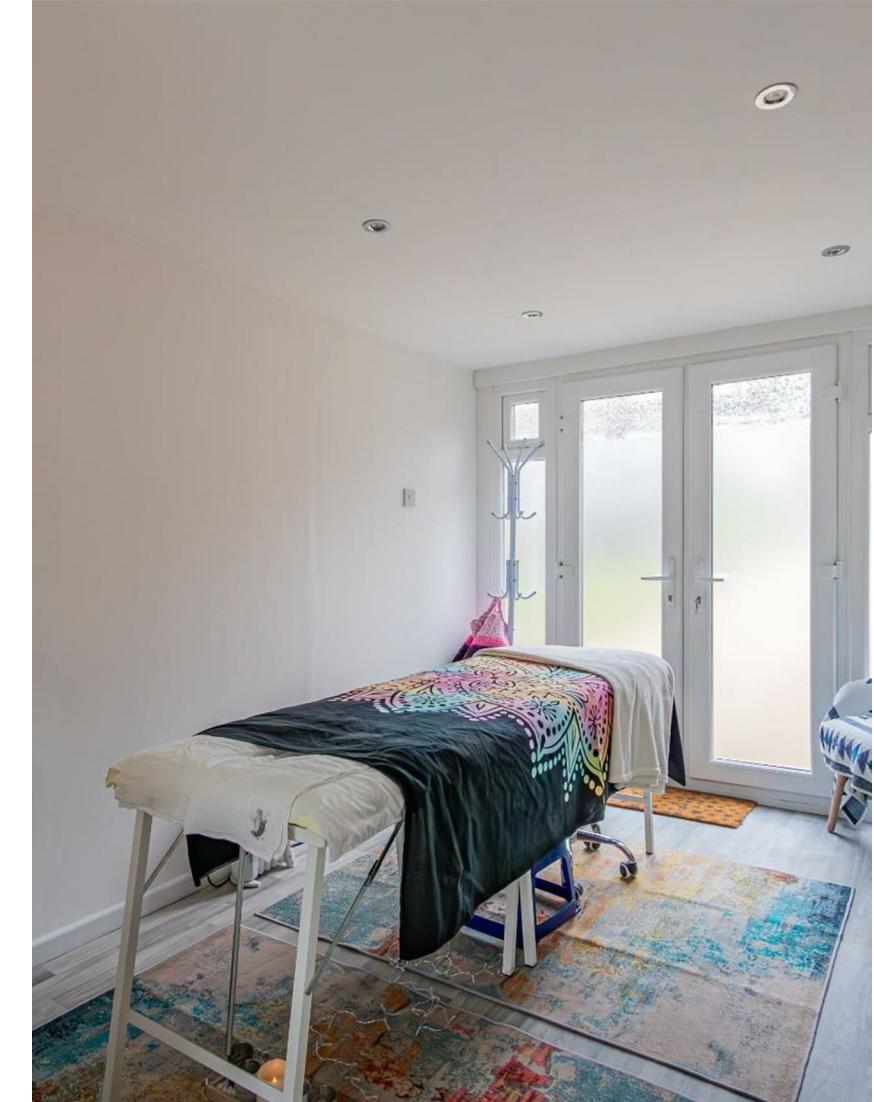
Double bedroom with dormer window to rear plus velux roof window, storage within the eaves.

#### EN SUITE

Fitted with shower cubicle, vanity wash hand basin and close coupled wc, dormer window to rear.

#### GARDEN

Front garden - drive allowing off road parking. Landscaped enclosed rear garden - central artificial lawn with full width decked patio, fenced, outside tap & light, decked tiered seating.





## BARBERRY RISE

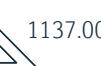
CF64 2RB - £315,000



4 Bedroom(s)



2 Bathroom(s)



1137.00 sq ft

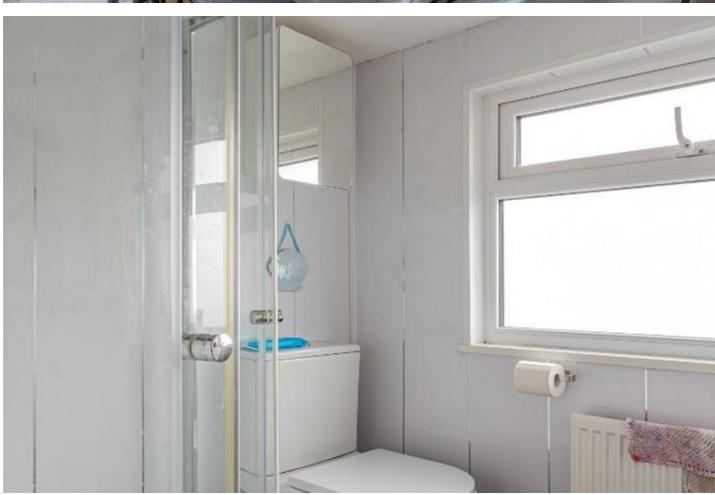
Located at the head of a small cul de sac is this semi detached house in good order. Beautifully presented. Includes a stunningly refitted kitchen and landscaped rear garden. Benefiting from a full dormer loft conversion. Briefly comprises an entrance hall, spacious lounge, stunning kitchen and diner - solid granite worktop plus built in double 'Hide & Slide' oven, hob & cooker hood plus wine chiller, home office with cloakroom/wc, 3 bedrooms and stylish bathroom to the first floor plus master bedroom with en suite shower room to the second floor. Complimented with gas central heating and upvc double glazing. Front garden plus parking and the landscaped rear garden. Viewing highly recommended.



### PROPERTY SPECIALIST

Mr Paul Davies  
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Negotiator





Total area: approx. 105.6 sq. metres (1137.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			75
(69-80) C			
(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



Barberry Rise, Penarth