

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



GLYNDWR ROAD



ENTRANCE HALL

Access all rooms, stairs to the first floor.

LOUNGE

4.11m max x 3.84m max (13'6" max x 12'7" max)

Half bay window to front, TV point, living flame gas fire with surround.

SITTING ROOM

3.48m x 3.28m max (11'5" x 10'9" max)

Window to front.

KITCHEN DINER

5.49m x 3.94m (18' x 12'11")

Impressive room with an extensive range of wall and base units with inset one and half bowl stainless steel sink & drainer with mixer tap, includes an island unit, plumbed for dishwasher, space for fridge/freezer, slot in cooker with hood over, window to rear plus French doors leading to the rear garden.

HOME OFFICE

4.01m max x 2.13m (13'2" max x 7')

Internal room with feature glass block wall.

SHOWER ROOM

Modern white suite comprising corner cubicle, pedestal wash hand basin and close coupled wc, tiled splash backs and tiled floor, extractor fan.

UTILITY ROOM

Plumbed for washing machine with space for tumble drier, tiled floor, door to garden.

FIRST FLOOR LANDING

Wooden retractable ladder leads to the loft rooms.

BEDROOM 1

4.93m to robes x 2.97m (16'2" to robes x 9'9")

Impressively large master bedroom, vaulted ceiling with exposed beams, 2 windows to rear, 3 built in double wardrobes with over head cupboards.

BEDROOM 2

3.66m max x 3.25m (12' max x 10'8")

Double bedroom, window to front, double wardrobe.

BEDROOM 3

3.63m x 3.28m (11'11" x 10'9")

Double bedroom, window to front, 2 built in cupboards.

BEDROOM 4

2.82m max x 2.16m (9'3" max x 7'1")

Window to side.

BATHROOM

Modern white suite comprising panel bath - electric shower, pedestal wash hand basin and close coupled wc, tiled surround and tiled floor, window to rear, extractor fan.

LOFT ROOM 1

4.11m max x 2.82m (13'6" max x 9'3")

Boarded and dry lined with light & power, velux roof window.

LOFT ROOM 2

2.82m x 2.67m (9'3" x 8'9")

Boarded and dry lined with light & power, velux roof window, additional recess, wall mounted gas boiler.

GARDEN

Enclosed front garden, boundary wall and hedgerow, side path with gate to side area with 9' square garden room plus separate garden shed. Large rear garden - fenced and mainly laid to lawn, paved patio area with side decked seating plus to the far end an additional patio.





GLYNDWR ROAD

, CF64 3ND - £415,000



4 Bedroom(s)



2 Bathroom(s)



1718.00 sq ft

Jeffrey Ross are pleased to present For Sale this spacious semi detached family home. Located in a much desired location with amenities including convenience store and playing park and field. Great School catchment. Benefiting from both a large double storey extension to the rear plus an informal loft conversion providing 2 additional rooms. Briefly comprising an entrance hall, generous lounge, sitting room, large kitchen with island and dining area, internal home office, ground floor shower room plus utility room. To the first floor there are 4 bedrooms (3 doubles) and modern family bathroom with the 2 loft rooms approached by a wooden retractable ladder. Complimented with refitted upvc double glazing and gas central heating. With front garden, side area with 9' square summer house & shed plus large rear lawned garden. Viewing highly recommended.



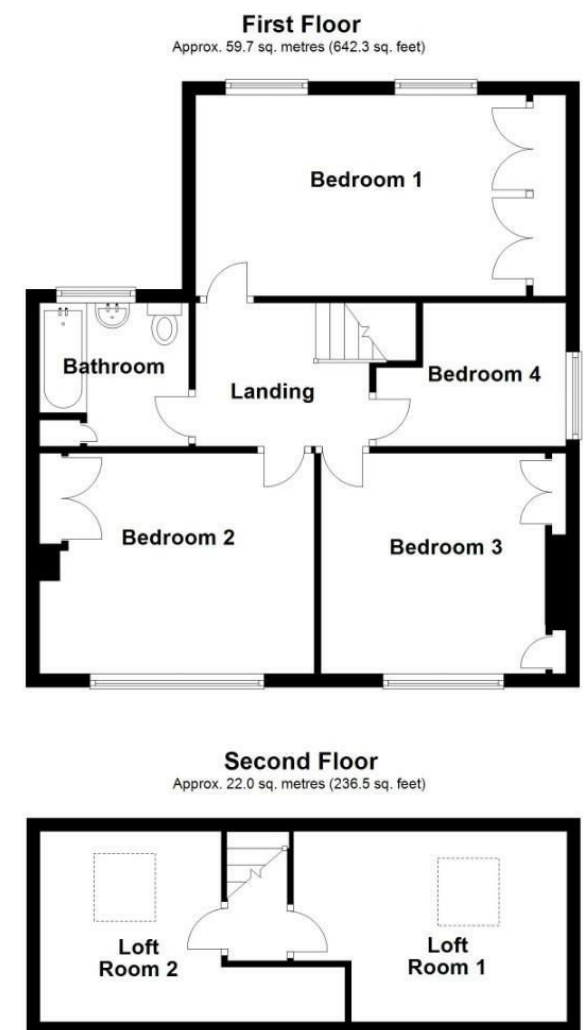
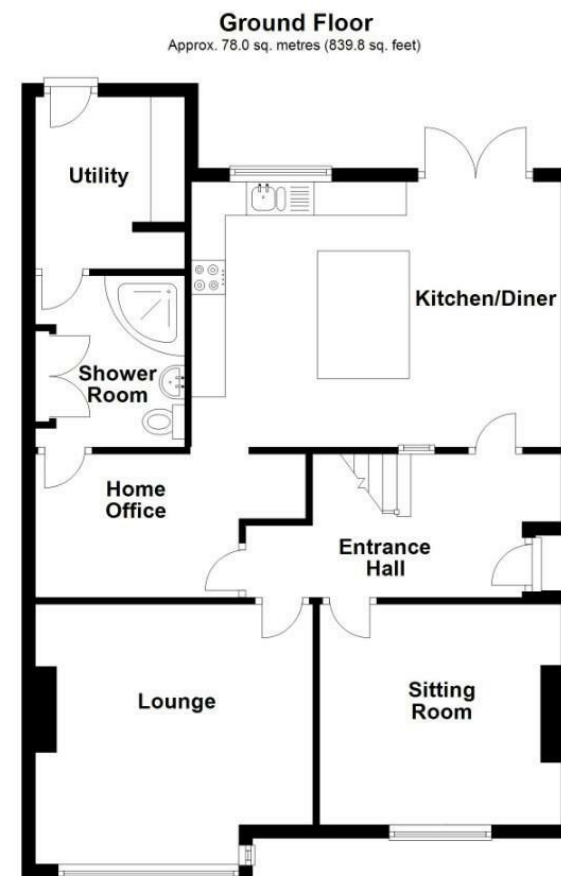
PROPERTY SPECIALIST

Mr Paul Davies
paul.davies@jeffreygross.co.uk
Negotiator





 Glyndwr Road, Penarth



Total area: approx. 159.7 sq. metres (1718.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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 