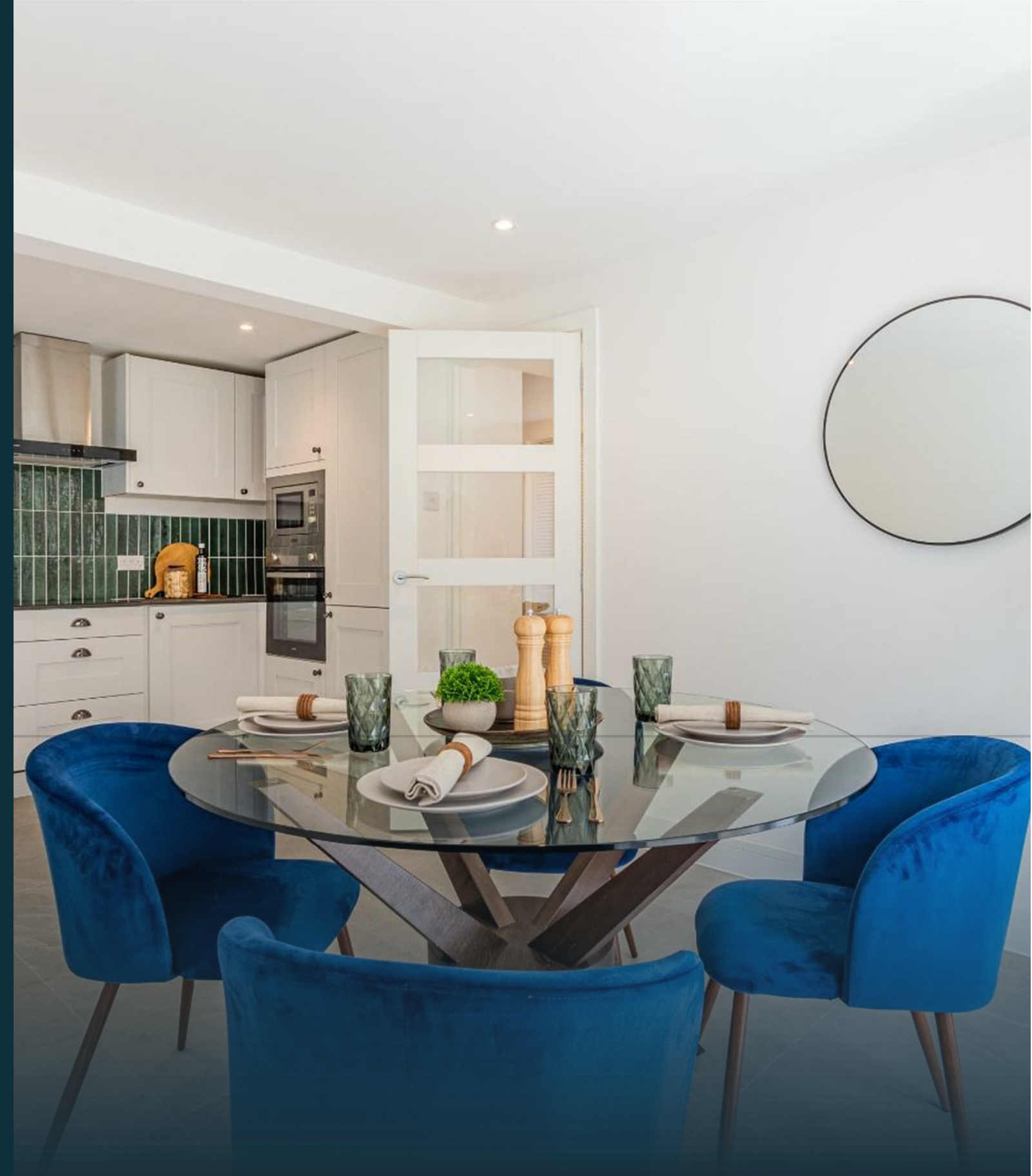


CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



PENDWYALLT ROAD  
WHITCHURCH





**ENTRANCE HALLWAY**  
4.45m x 1.14m (14'7" x 3'8")

**LIVING ROOM**  
5.31m x 4.17m (17'5" x 13'8")

**KITCHEN / DINER**  
5.84m x 3.05m (19'1" x 10'0")

**UTILITY**  
3.46m x 2.67m (11'4" x 8'9")

**WC**  
0.97m x 1.88m (3'2" x 6'2")

**TO THE FIRST FLOOR**

**LANDING**

**BEDROOM ONE**  
3.25m x 3.90m (10'7" x 12'9")

**BEDROOM TWO**  
3.25m x 3.89m (10'7" x 12'9")

**GARDEN**  
Good size family garden, walled boundary, patio and mainly laid to lawn.

**BEDROOM THREE**  
2.09m x 3.22m (6'10" x 10'6")

**BATHROOM**  
2.06m x 3.21m (6'9" x 10'6")

**PARKING**  
Parking off road for one car

**TENURE**  
We are informed by the owner that the property is freehold, this is to be confirmed by your legal advisor.

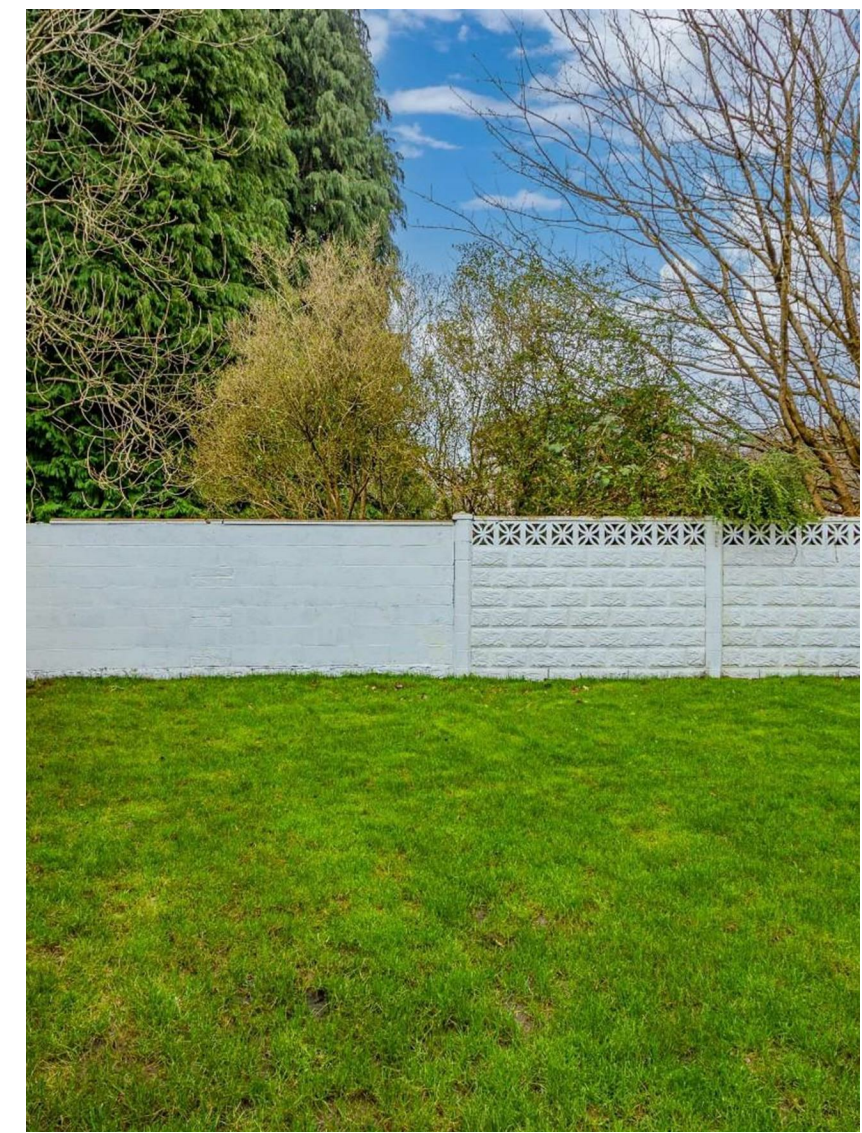
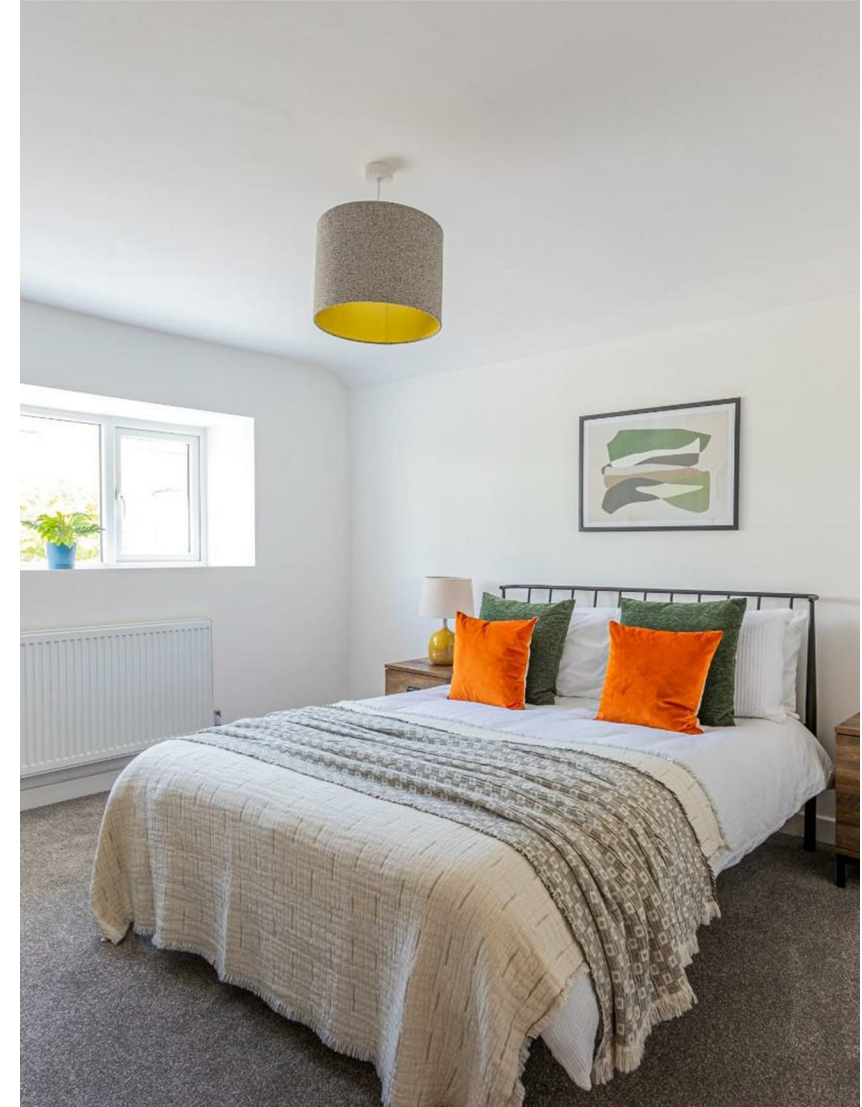
**COUNCIL TAX**  
Band - TBC

**SCHOOL CATCHMENT**  
My English medium primary catchment area is Coryton Primary School (year 2024-25)

My English medium secondary catchment area is Whitchurch High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Gymraeg Melin Gruffydd (year 2024-25)




My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)







## PENDWYALLT ROAD WHITCHURCH, CF14 7EF - £399,950

 3 Bedroom(s)  1 Bathroom(s)  1086.76 sq ft

JeffreyRoss are proud to bring to the market this impressive and fully refurbished 3 bedroom semi-detached family home in the popular area of Whitchurch. The property briefly comprises Entrance hallway, large living room with feature window, open plan modern fitted kitchen diner with French doors onto the patio area, separate modern fitted utility room and downstairs WC. To the first floor are three good size bedrooms and large bathroom with four piece suite including separate walk in shower. To the rear is a good size landscaped garden and driveway parking. The property is offered to the market with no ongoing chain.

Take a closer look at the interactive walk through tour where you can even measure to check if your furniture fits.



**PROPERTY  
SPECIALIST**  
Mr Elliott Hooper-Nash  
Elliott@jeffreygross.co.uk  
02920 499680  
Director







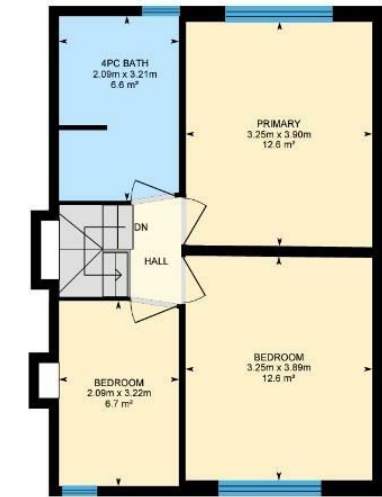
Pendwyallt Road, Cardiff

## Pendwyallt Rd, Hollybush, CRF

Main Building: Total Interior Area Above Grade 101.00 m<sup>2</sup>



Ground Floor  
Interior Area 57.10 m<sup>2</sup>



1st Floor  
Interior Area 43.90 m<sup>2</sup>



PREPARED: 2024/03/04

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	