



Usk Road

4 Bedrooms - Cardiff - CF14 0NN - £550,000 Freehold



GROSS INTERNAL AREA
 FLOOR 1: 68 m², FLOOR 2: 53 m²
 FLOOR 3: 42 m², EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 4 m²
 TOTAL: 163 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Virtual Reality & 3D Scaled models of all of our properties for sale.
 You can even walk around them on our website



- Pontcanna**
223-225 Cathedral Road
Pontcanna, Cardiff
CF11 9PP
- Roath**
38 Wellfield Road
Roath, Cardiff
CF24 3PB
- Llanishen**
54 Station Road
Llanishen, Cardiff
CF14 5LU
- Cathays**
89 Woodville Road
Cathays, Cardiff
CF24 4DX

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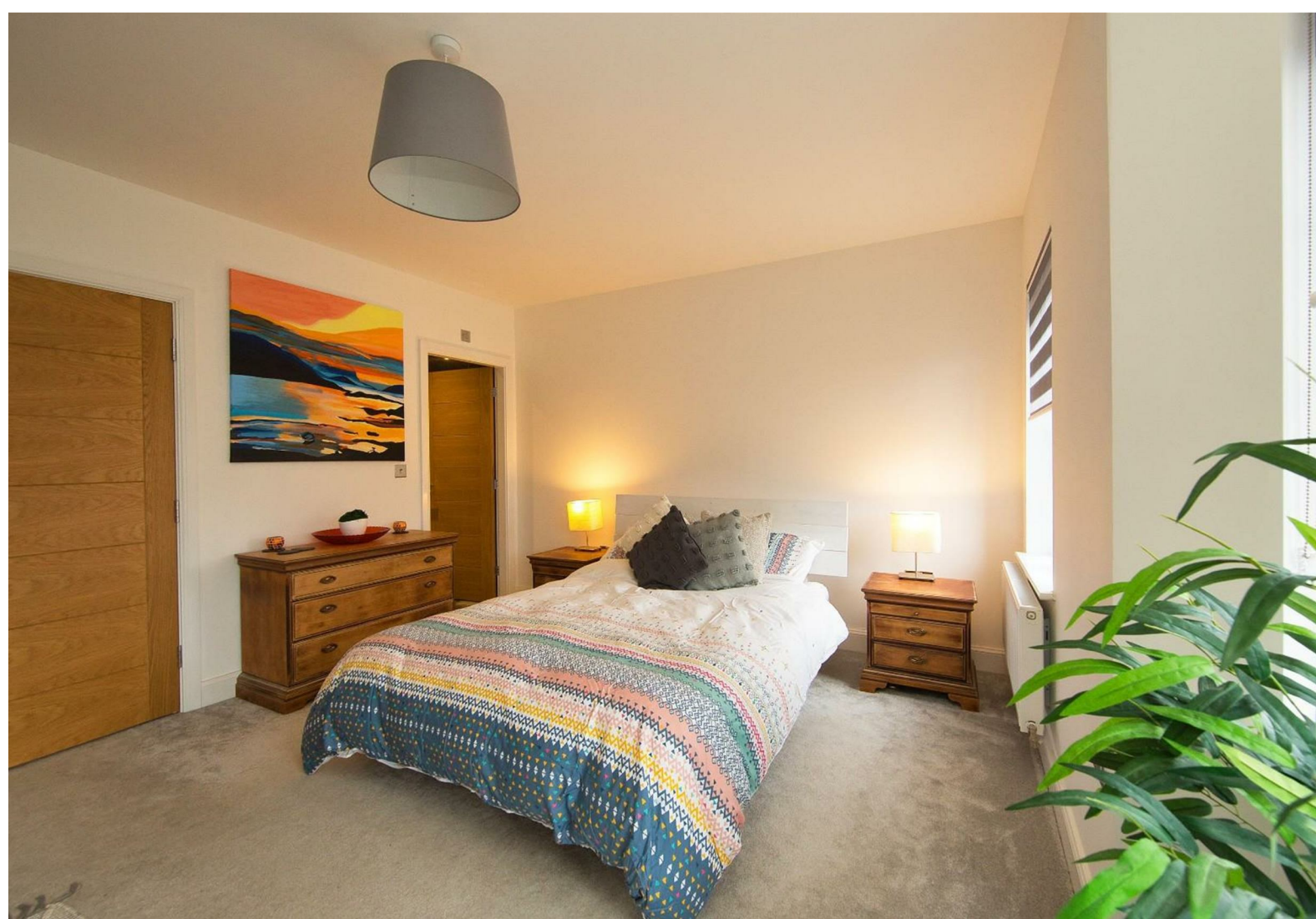
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	A	B
B	C	B	C
C	D	C	D
D	E	D	E
E	F	E	F
F	G	F	G
G		G	

Energy Efficiency Rating: 86 (Current), 93 (Potential)
 Environmental Impact (CO₂) Rating: A (Current), B (Potential)

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Accommodation

Ground Floor

- HALLWAY
- LOUNGE: 5.39m* x 3.58m (11'9" x 17'8")
- WC
- KITCHEN/DINING: 5.83m x 5.13m (19'2" x 16'10")

First Floor

- LANDING
- MASTER BEDROOM: 5.13m x 4.20m (16'10" x 13'9")
- EN-SUITE
- BEDROOM 3: 5.13m x 3.40m* (16'10" x 11'2")

Second Floor

- LANDING
- BEDROOM 2: 5.13m* x 3.64m* (16'10" x 11'11")
- FAMILY BATHROOM
- BEDROOM 4: 5.13m x 2.75m (16'10" x 9'0")
- STORAGE

Additional Information

Kitchens

- Sigma3 contemporary designed kitchen, with island, 20mm Silestone worktop surfaces with matching upstands, stainless steel undermounted sink, fully integrated branded appliances, including recessed ceiling stainless steel extractor hood, induction hob, plinth lighting and wine cooler
- Amtico flooring

Bathrooms, En-Suites

- Porcelanosa contemporary designed bathrooms and tiling
- Polished chrome feature towel rail to main bathroom and master en-suite
- Tiled flooring in all bathrooms

Internal Finishes

- Stairs with oak handrail and newels and white painted spindles
- Palermo oak finished internal doors
- Fitted wardrobes to master bedroom suite
- Polished chrome ironmongery with matching chrome light switches and sockets throughout

Heating, Electrical & Lighting

- Underfloor heating to ground floor
- Spotlights to bathrooms, kitchen areas, utility and dressing rooms
- Thermally efficient gas central heating with thermostatically controlled radiators.

Security & Peace Of Mind

- NHBC 10 year new home warranty.
- Sprinkler system
- NACOSS approved alarm
- Security lighting to front and rear
- Mains linked smoke and carbon monoxide detectors

School catchments

My English medium primary catchment area is Rhydypenau Primary School (year 2020-21)

My English medium secondary catchment area is Cardiff High School (year 2020-21)

My Welsh medium primary catchment area is Ysgol Y Wern (year 2020-21)

Note Ysgol Hamadryad catchment area will be established from September 2021. Applications are welcomed

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2020-21)

* Correct at the time of publication.

Council Tax
Band G





JeffreyRoss are proud to bring to the market this substantial semi-detached family home in the sought after Usk Field development on Usk Road. Set over three floors, The hallway leads to the lounge, WC and the open-plan kitchen/dining area that conveniently opens out onto the rear patio and garden via the bi-fold doors. This space also benefits from a lantern which floods the dining space with natural light, creating an airy and inviting environment. To the first floor you will find the generous master bedroom with full width fitted wardrobes, a beautiful feature bay window, and en-suite, along with a further double bedroom. On the second floor, two further double bedrooms share a family bathroom, one of which benefits from a practical full-width storage area. This floor offers roof lights in both bedrooms, maximising the natural light which comes into the area. The property is set on the largest plot in the development as the current owners purchased the adjacent plot post purchase which backs onto woodland. The property resides in Cardiff High School catchment area for 2021-2022.

Take a walk around our interactive Virtual viewing for a closer look. You can even measure on them for your furniture!

- Stylish three storey family home
- Large corner plot
- Cardiff High Catchment
- Semi-detached
- Views of the Reservoir

1872.24 sq ft

