

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



GLEBE STREET



#### EDUCATION

The property falls within catchment of the popular Albert Road Primary & Stanwell Secondary Schools. Additionally in Penarth amongst the other 4 Primary Schools is the Welsh speaking Ysgol Pen Y Garth Primary with feeder to Bro Morgannwg Secondary School. The highly regarded Westbourne Private School caters to children ages 3-18 years old.

#### ENTRANCE HALL

#### LOUNGE

6.76m x 5.61m (22'2" x 18'5")

#### DINING ROOM

5.16m x 4.78m (16'11" x 15'8")

#### KITCHEN

5.21m x 3.48m (17'1" x 11'5")

#### UTILITY ROOM

#### WC

#### FIRST FLOOR LANDING

#### BEDROOM 1

4.52m x 3.84m (14'10" x 12'7")

#### EN SUITE SHOWER ROOM

#### BEDROOM 2

3.53m x 3.30m (11'7" x 10'10")

#### BEDROOM 3

3.38m x 2.24m (11'1" x 7'4")

#### BEDROOM 4

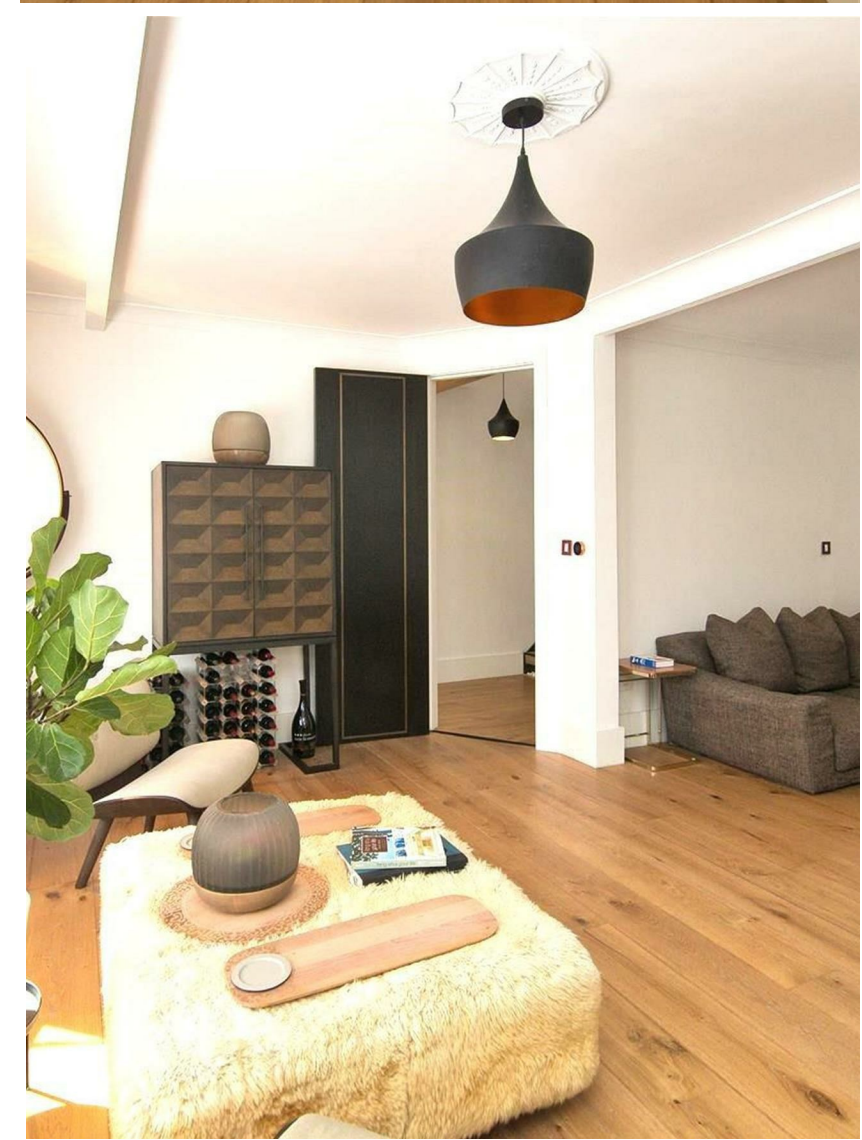
3.38m x 2.95m (11'1" x 9'8")

#### BATHROOM

#### GARDEN




#### TENURE

#### COUNCIL BAND

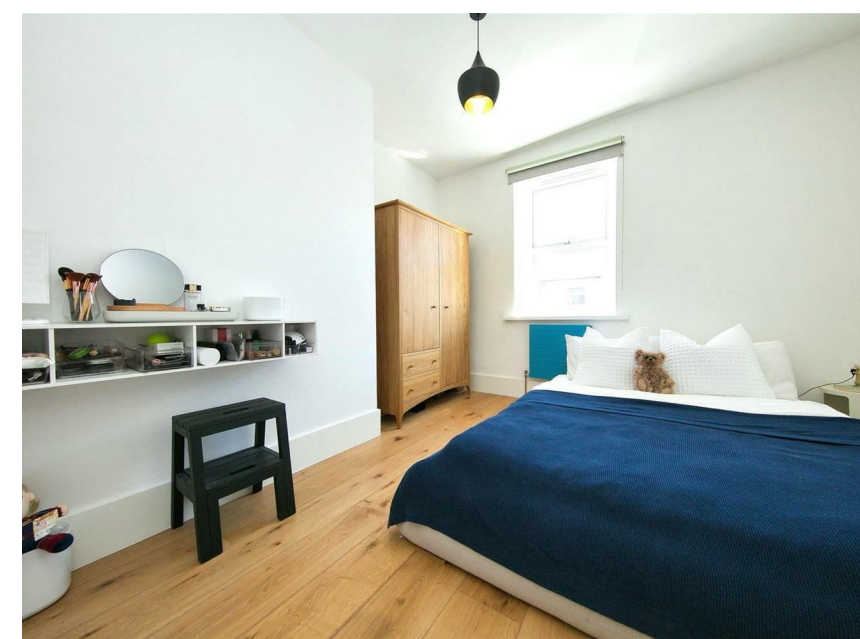
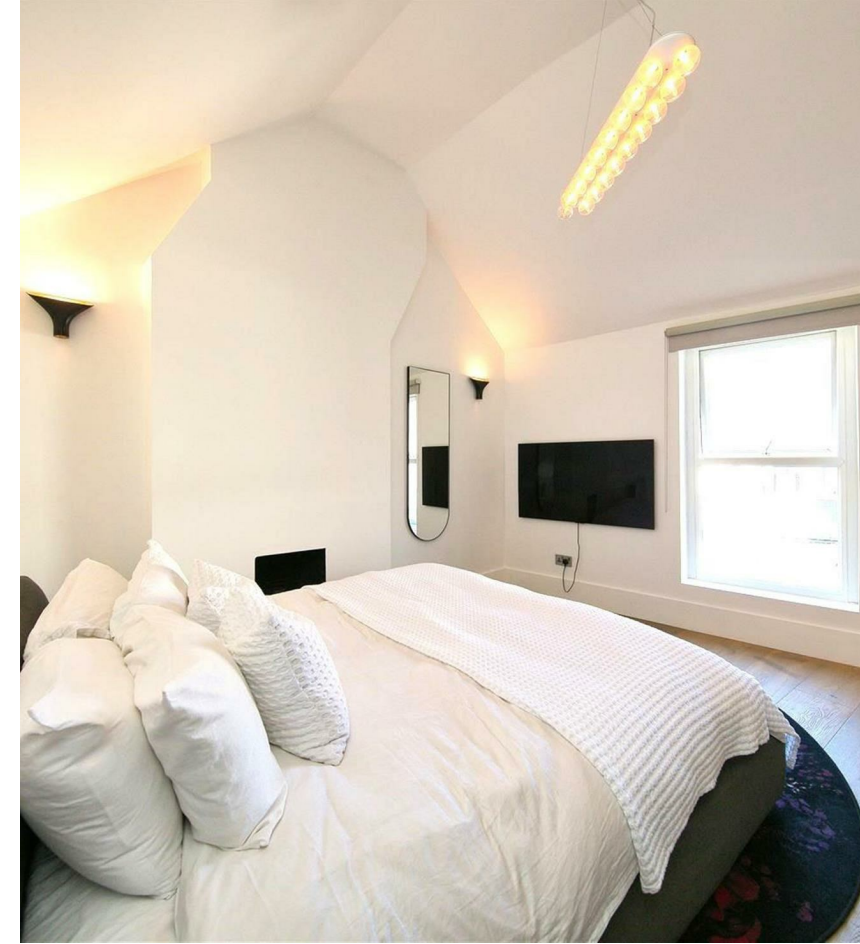




## GLEBE STREET , CF64 1EG - £475,000

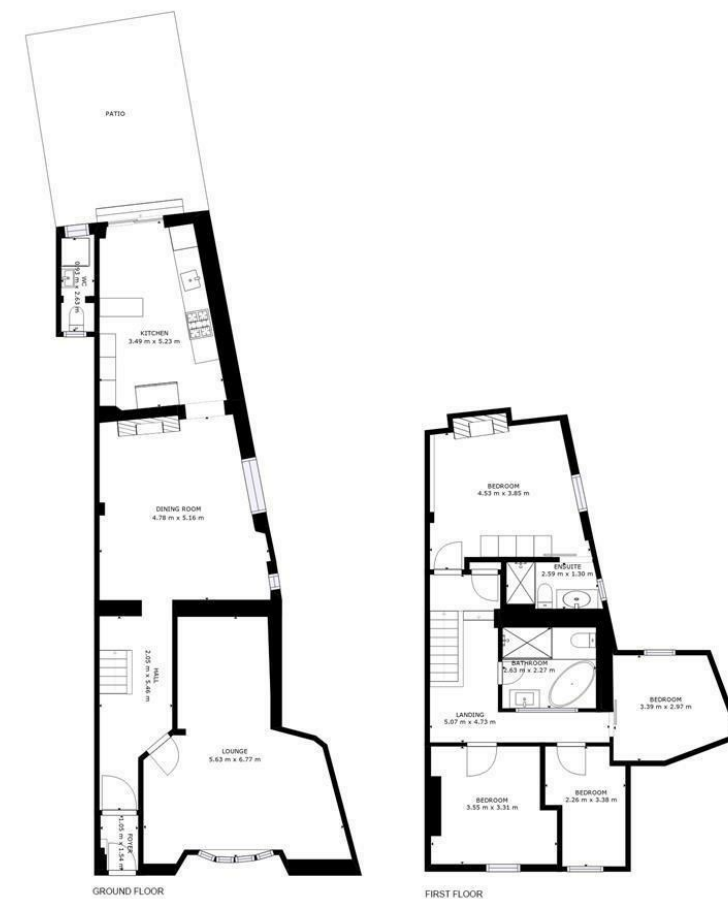
 4 Bedroom(s)  2 Bathroom(s)  1654.00 sq ft

Located within the heart of the town center is this spectacularly renovated mid terrace. Refurbished to a high standard internally with very much the emphasis on quality with many bespoke features. Great care and attention has been made in the design now providing a spacious & contemporary home. Innovative features include 2 zone under floor heating to the ground floor - all rooms individually controlled, bespoke German Bulthaup kitchen - including Gaggenau Oven with gas hob & state of the art rise/fall cooker hood by Miele plus much more. Briefly comprising an entrance porch, hall with glass balustrade, spacious lounge, large dining room, kitchen - sliding door into the garden plus located off a utility & wc. To the first floor there are 4 bedrooms - master with dramatic vaulted ceiling and pocket glass door into a contemporary en suite shower room plus there is a stunning family bathroom. Complimented with gas central heating to the first floor and upvc double glazing and bespoke tall internal solid doors throughout. At the rear an enclosed paved courtyard garden - perfectly positioned to enjoy the afternoon sun. Viewing highly recommended.

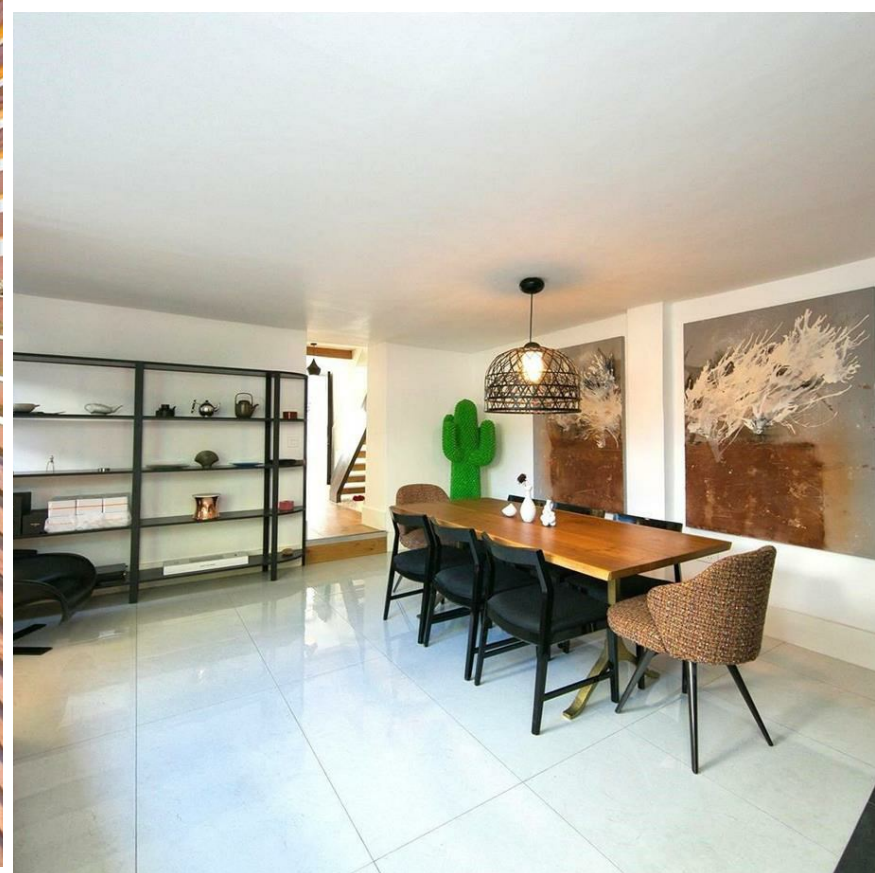


**PROPERTY SPECIALIST**  
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Negotiator





GROSS INTERNAL AREA  
 FLOOR 1: 84 m<sup>2</sup>, FLOOR 2: 69 m<sup>2</sup>  
 EXCLUDED AREAS: , PATIO: 24 m<sup>2</sup>  
 TOTAL: 154 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	