

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

JeffreyRoss





#### ENTRANCE HALL

Enter via a upvc door into a spacious and welcoming entrance hall, stairs rise to the first floor, window to front. telephone point.

#### LOUNGE

**4.39m x 3.61m (14'5" x 11'10")**

Generous main living room, window to front, TV point, telephone point, living flames gas fire with wood surround.

#### KITCHEN

**3.28m x 3.05m max (10'9" x 10' max)**

Fitted with a good range of limed oak wall and base units - round edge laminate worktop and inset stainless steel sink & drainer with mixer tap and bevel tiled splash backs, gas cooker point with cooker hood over, space for fridge & freezer and plumbed for washing machine, window to rear.

#### DINING ROOM

**3.05m max x 2.84m (10' max x 9'4")**

Window to rear overlooking the garden, built in shelved double cupboard.

#### FIRST FLOOR LANDING

Access to all rooms plus access to the loft, deep linen cupboard - shelving & small radiator.

#### BEDROOM 1

**3.58m x 2.64m to robes (11'9" x 8'8" to robes)**

Master double bedroom, window to front, with a range of wardrobes to one wall - 4 doubles and 1 single plus over head cupboards, telephone point.

#### BEDROOM 2

**3.81m max x 2.46m (12'6" max x 8'1")**

Double bedroom, window to rear, fitted triple wardrobes and built in cupboard, wall mounted gas combination boiler.

#### BEDROOM 3

**3.00m max x 2.69m max (9'10" max x 8'10" max)**

3 windows to front, over stairs cupboard plus built in double wardrobe with over head cupboard.

#### WET ROOM

with modern white suite comprising a vanity wash hand basin and close coupled wc with shower area and tiled surround and upvc cladding, heated chrome towel rail, extractor fan, 2 windows to rear.

#### GARDEN

Paved frontage - low boundary wall, established shrub display including a fragrant climbing rose around the front door.

Large enclosed rear garden - mainly laid to lawn, fenced and established shrub borders & display with under cover patio area, outbuildings include close coupled WC, coal house plus a secure store shed plus a green house, outside tap, side upvc door to the side alley leading to the front of the property.

#### DETACHED WORKSHOP

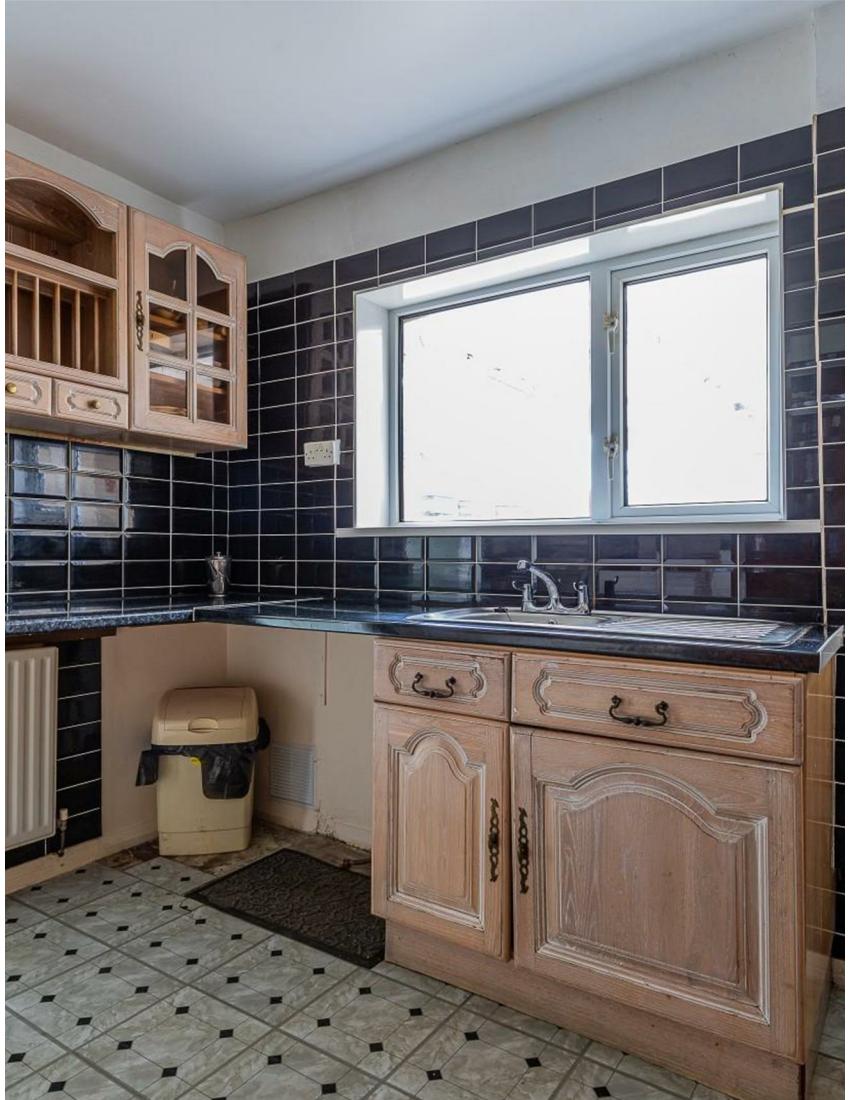
**5.59m max x 5.23m max (18'4" max x 17'2" max)**

Large full width detached outbuilding, 2 windows looking into the garden plus 2 doors allowing access and windows to either side.

#### INFORMATION

We believe the property is Freehold.

Council Banding - Band D £2,124.01 (2025-2026)





## ST. DAVIDS CRESCENT

PENARTH, CF64 3LZ - £284,000



3 Bedroom(s)



1 Bathroom(s)



925.70 sq ft

For sale with no on-going chain and immediate occupation is this mid terrace located in a much sought after area. Situated near a local shop, park plus large green area, bus stops and a short drive away to the town center.

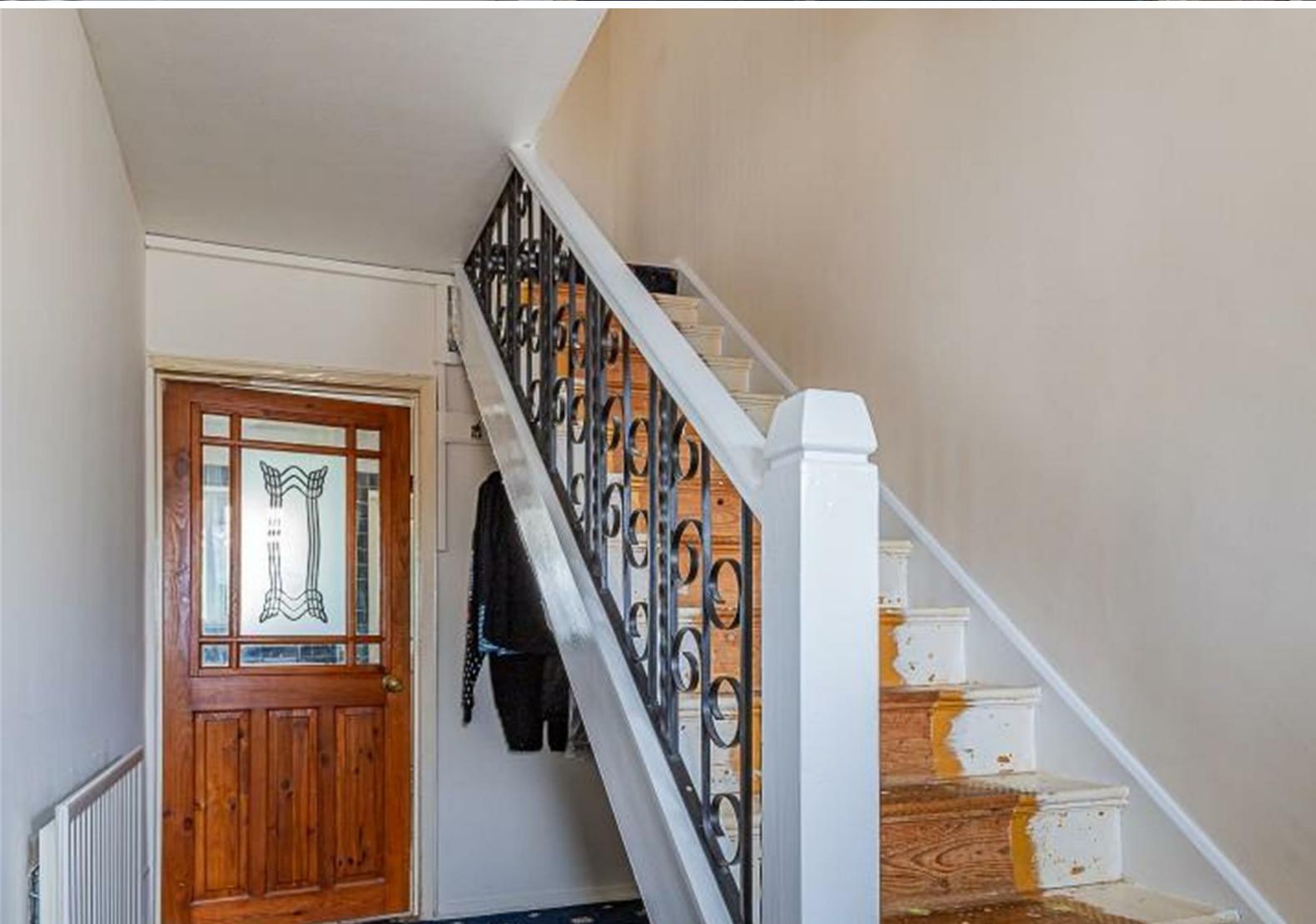
Benefiting from a large lawned rear garden with outbuildings and to include a large full width detached workshop.

Briefly the accommodation comprises a welcoming entrance hall, spacious lounge, fitted kitchen, dining room, first floor landing, 3 bedrooms - each with built in wardrobes plus a modern & adapted wet room.

Complimented with upvc double glazing and gas central heating.

Penarth is renowned for its picturesque coastal views and vibrant community, making it a sought-after location. Residents can enjoy easy access to local amenities, including shops, schools, and parks, all within a short distance. The seafront offers stunning scenery and opportunities for leisurely walks along the promenade.

Viewing highly recommended.



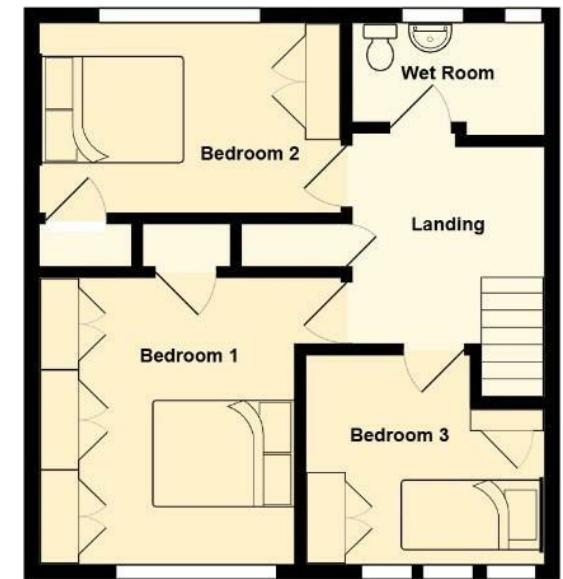
### PROPERTY SPECIALIST

Mr Paul Davies

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Property Management Co-ordinator





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		