

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



LLANEDYRN ROAD  
PENYLAN



**HALL**

**WC**

**LOUNGE/ FAMILY**  
4.17m x 4.57m (13'8 x 15)

**LIVING ROOM**  
3.66m x 4.47m (12 x 14'8)

**KITCHEN DINER**  
2.72m x 6.43m (8'11 x 21'1)

**UTILITY ROOM**  
2.62m x 1.17m (8'7 x 3'10)

**LANDING**

**BEDROOM 1**  
4.19m x 4.65m (13'9 x 15'3)

**BEDROOM 2**  
3.91m x 4.50m (12'10 x 14'9)

**BATHROOM**

**BEDROOM 3**  
2.41m x 3.94m (7'11 x 12'11)

**BEDROOM 4**  
2.74m x 3.25m (9 x 10'8)

**LOFT BEDROOM**  
3.76m x 6.76m (12'4 x 22'2)

**ENSUITE SHOWER ROOM**

**GARDEN**

**GARAGE AND REAR PARKING**

**COUNCIL TAX**

Band - G

**SCHOOL CATCHMENT**

Marlborough Primary School (year 2022-23)

Cardiff High School (year 2022-23)

Ysgol Y Berllan Deg (year 2022-23)

Ysgol Gyfun Gymraeg Bro Edern (year 2022-23)




\*Subject to availability & change\*



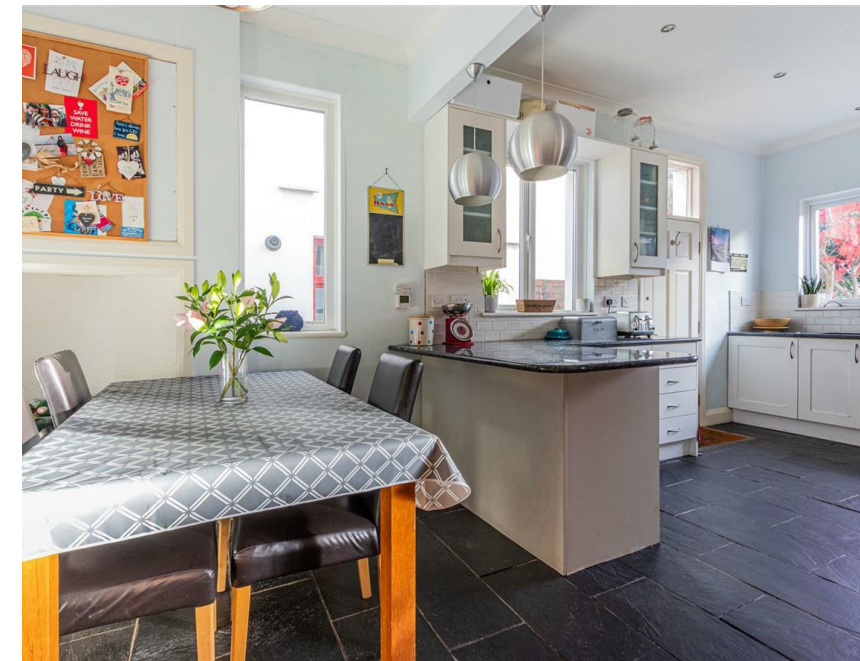


## LLANEDEYRN ROAD

PENYLAN, CF23 9DY - £600,000

 5 Bedroom(s)  3 Bathroom(s)  1926.00 sq ft

We are pleased to offer for sale a super sized semi detached period home. Full of original character such as block flooring, mixed with modern features like a kitchen diner and bifold doors. Barefoot comprising a great size grand entrance hall, lounge, family room/ sitting room, kitchen diner laundry room and WC to ground floor. On the first floor there are four great size double bedrooms, with an ensuite shower room and family bathroom. There is a fantastic size bedroom and en-suite shower room on the second floor, complete with patio doors over looking the rear garden. Outside there is a good size garden with garage and drive allowing for parking off road to rear. Located just a short walk from local shops on Wellfield rd, as well as Roath park, and easy access onto the m4. You are also within popular school catchment. Please contact us for more details and to arrange a viewing.



### PROPERTY SPECIALIST

Mr Ramzy Bancroft  
Ramzy@jeffreygross.co.uk  
02920 499680  
Branch manager





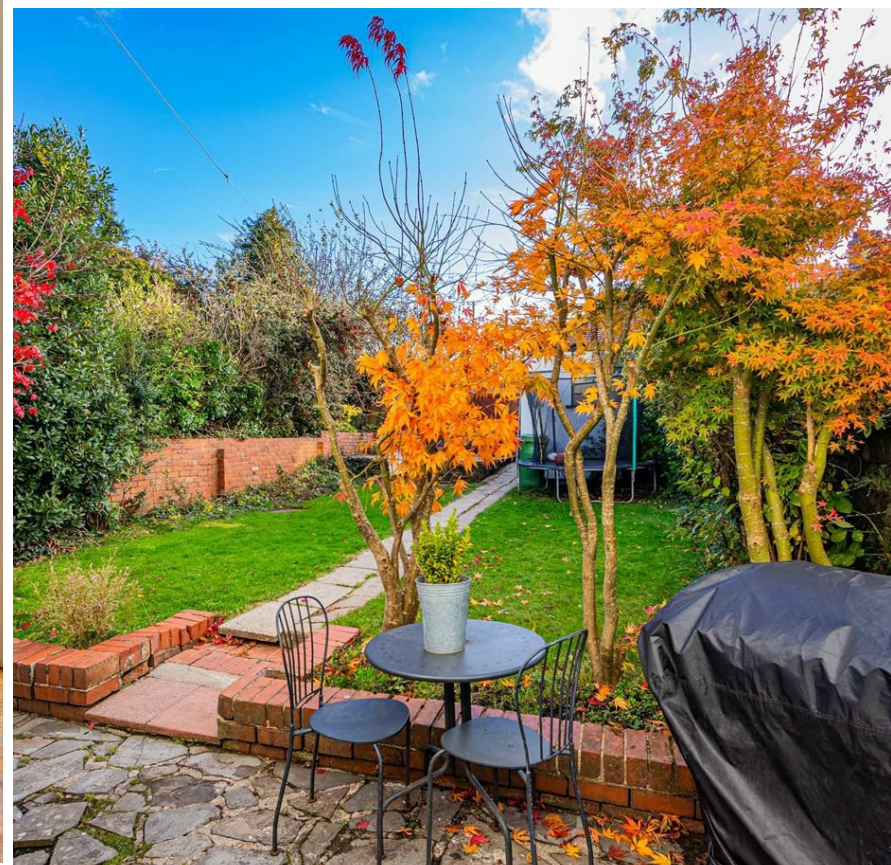
Llanedeyrn Road, Penylan, Cardiff

### Llanedeyrn Road, Llanedeyrn, CRF

Main Building: Total Interior Area 1929.69 sq ft



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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	66	79
	EU Directive 2002/91/EC	