

Jeffrey Ross

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS



KIMBERLEY ROAD

PENYLAN

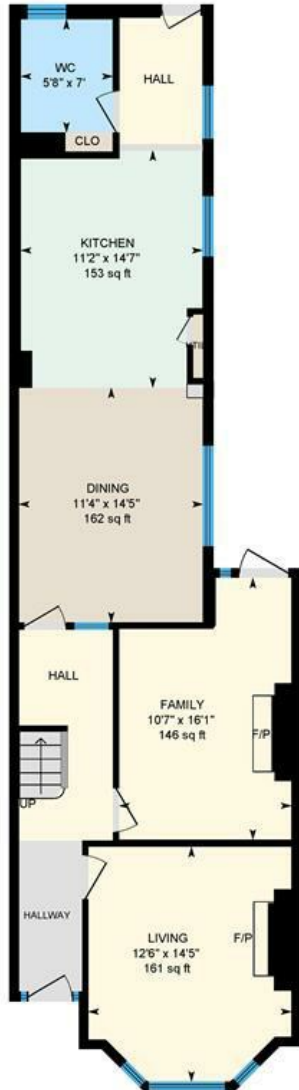




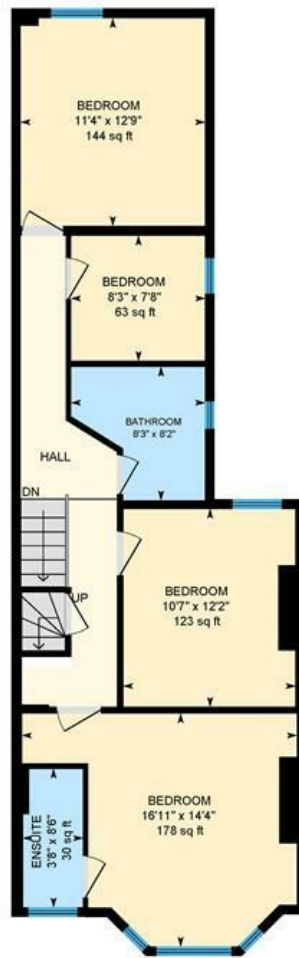
## Kimberley Rd, Penylan, CRF



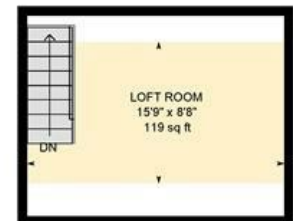
Main Building: Total Interior Area 1778.06 sq ft



Ground Floor



1st Floor



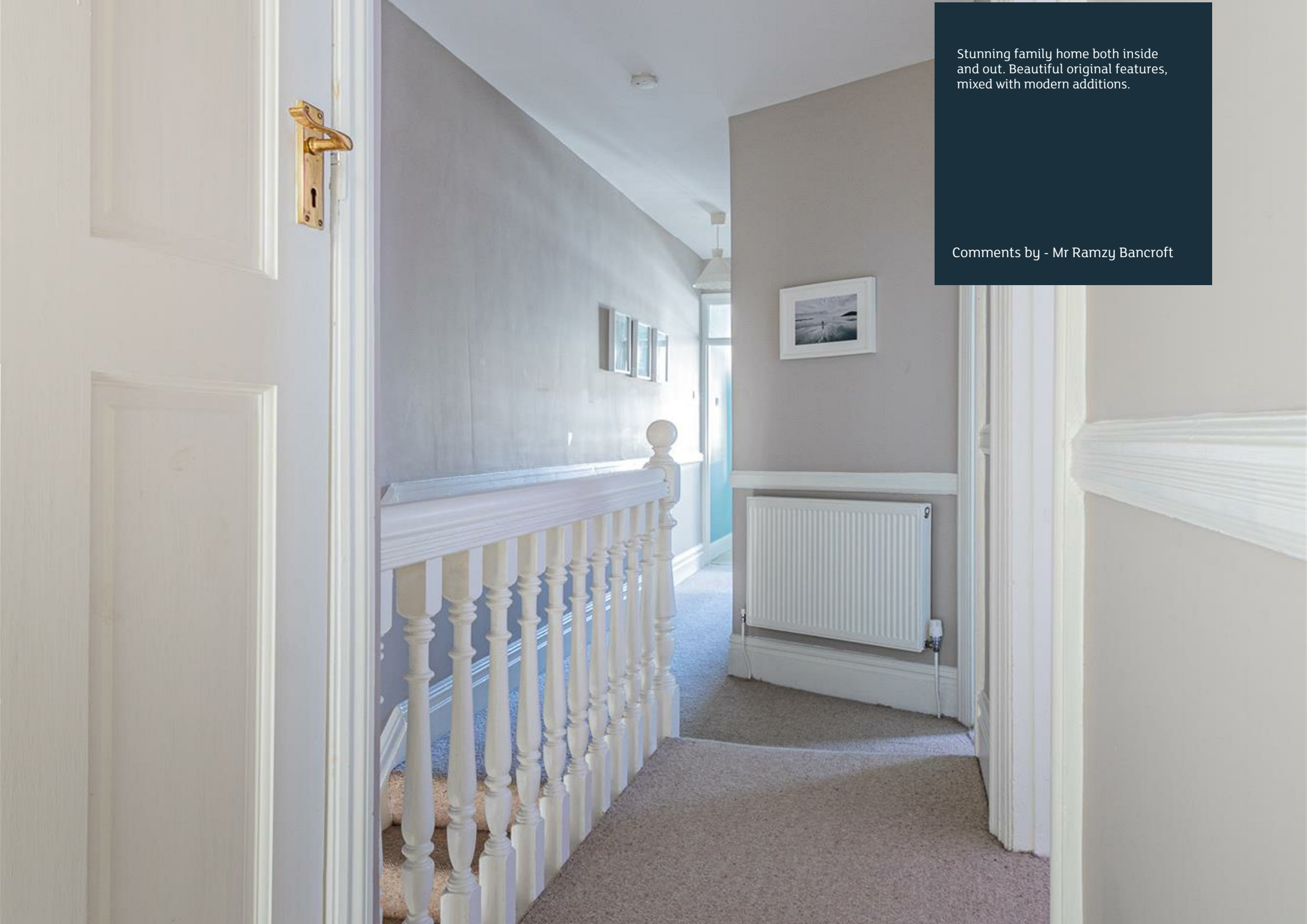
Attic





Stunning family home both inside and out. Beautiful original features, mixed with modern additions.

Comments by - Mr Ramzy Bancroft



## KIMBERLEY ROAD

PENYLAN, CF23 5DH - OFFERS IN EXCESS OF £575,000



4 Bedroom(s)



2 Bathroom(s)



1778.00 sq ft

### OFFERS IN EXCESS OF £575,000

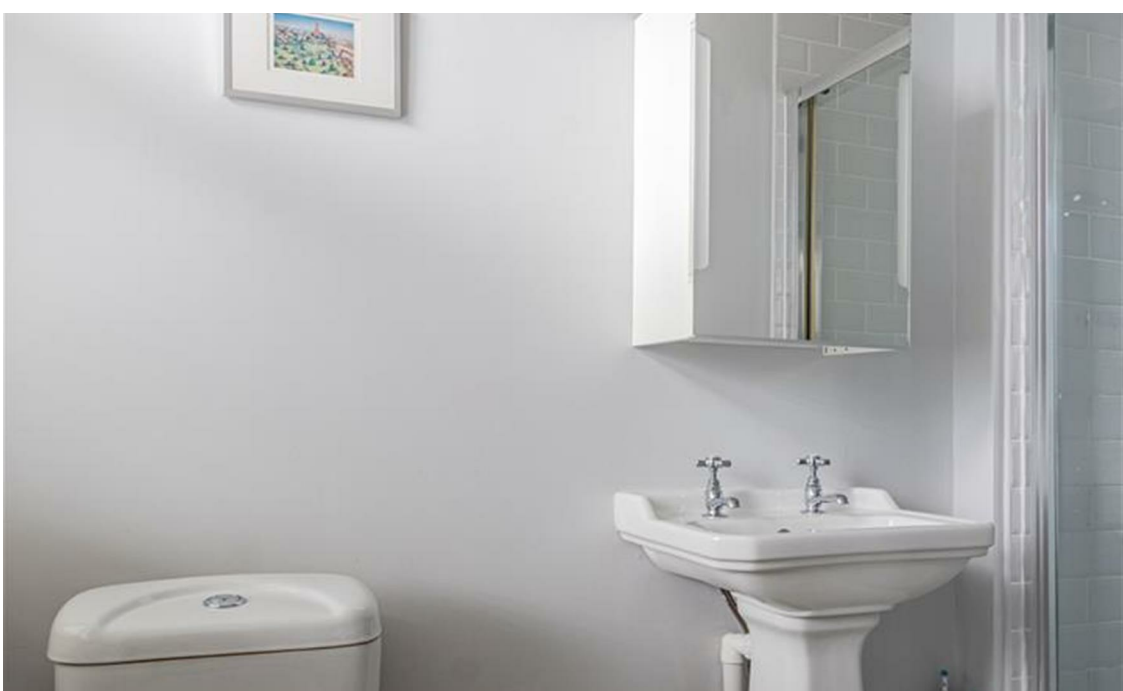
We are pleased to offer for sale this simply stunning family home located on the popular KIMBERLEY ROAD in Penylan. Sympathetically renovated with a lovely mix of traditional features with modern additions. The property boasts a bright period entrance hall, front lounge, sitting room, spacious contemporary kitchen diner, WC & utility room to the ground floor. Upstairs there is a stylish family bathroom, Three double bedrooms with the primary bedroom having an Ensuite Shower room, and fourth bedroom/ Study. The property further benefits from a spacious loft room on the third floor. To the rear is a low maintenance garden with patio, lawn area and rear lane access. Situated just off Roath Recreational grounds, and Mill Gardens, you have a choice of parks on your doorstep. Also within a short walk of the shops and coffee houses on Wellfield road, and Waterloo Gardens. This house is also within catchment for popular schools such as Marlborough Road & Cardiff High school.

### PROPERTY SPECIALIST

**Mr Ramzy Bancroft**  
02920 499680  
Ramzy@jeffreycross.co.uk  
Branch manager







**Entrance hall**

**Lounge**

**Sitting room**

**Kitchen diner**

**WC & Utility**

**Landing**

**Bedroom 1**

**Ensuite shower room**

**Bedroom 2**

**Bedroom 3**

**Bathroom**

**Bedroom 4 / study**

**loft**

**Garden**

**Tenure**

Freehold, but this is to be confirmed by your solicitor

**Council tax**

Band - G

**School Catchment**

Marlborough Primary School (year 2023)

Cardiff High School (year 2023)

Ysgol Y Berllan Deg (year 2023)

Ysgol Gyfun Gymraeg Bro Edern (year 2023)

To be confirmed





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>	<b>60</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>		<b>75</b>
	EU Directive 2002/91/EC 