

Jeffrey Ross

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS



BLenheim ROAD

PENYLAN

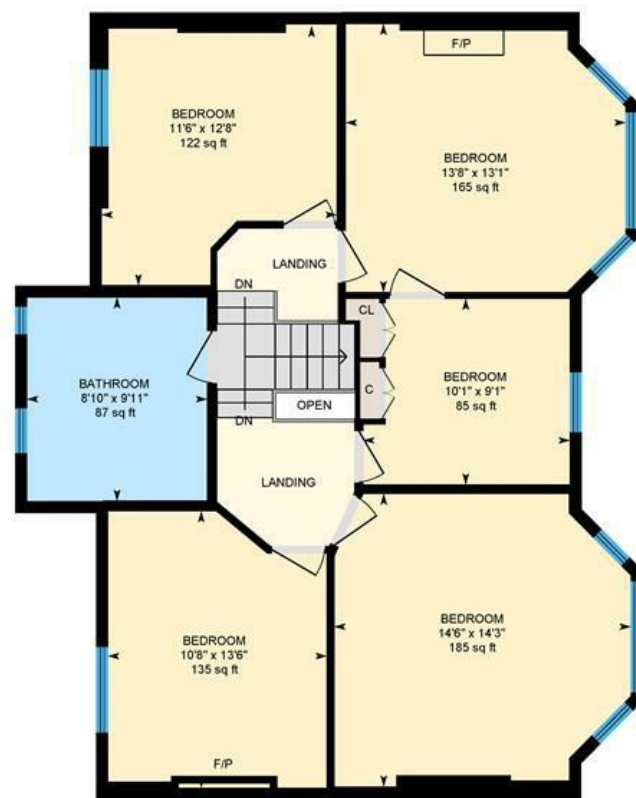


## Blenheim Rd, Penylan, CRF

Main Building: Total Interior Area 1930.63 sq ft



Ground Floor



1st Floor



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.



A simply stunning and rarely available DETACHED 5 bedroom family home. One of the best we've seen in Penylan !

Comments by - Mr Ramzy Bancroft



### BLenheim ROAD

PENYLAN, CF23 5DS - GUIDE PRICE £670,000



5 Bedroom(s)



2 Bathroom(s)



1930.00 sq ft

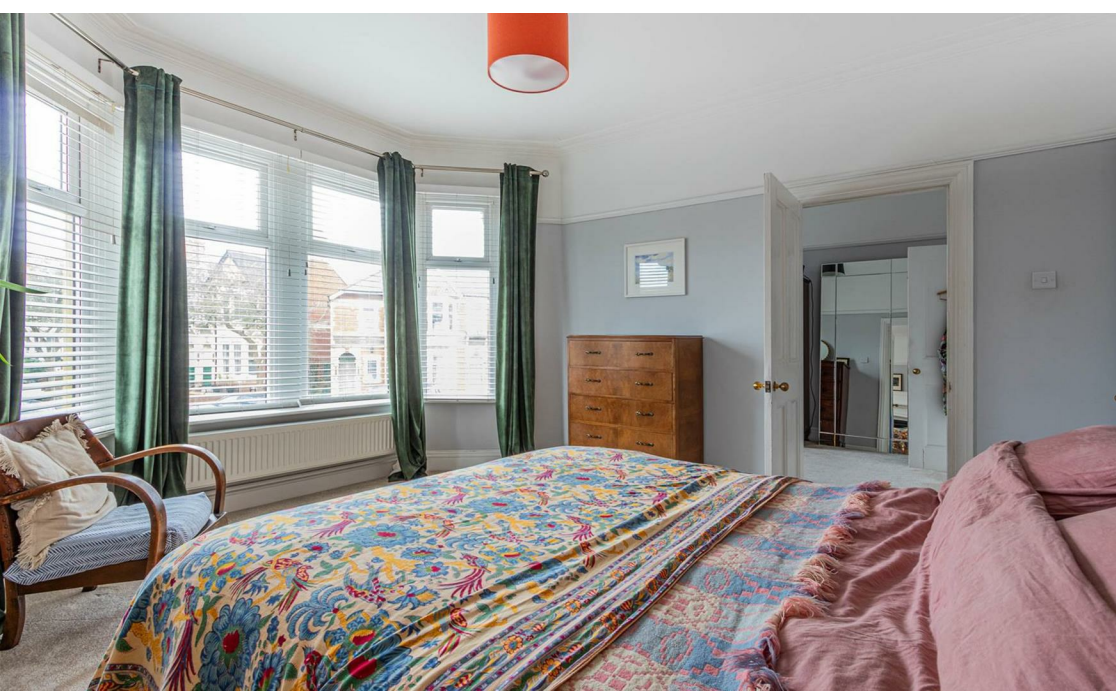
**\*\* STUNNING 5 BED DETACHED HOUSE \*\***

We are pleased to offer for sale this Beautifully presented DETACHED Home in Penylan. Much loved and renovated by the current owners, these DOUBLE FRONTED properties are Rarely available to the market, and showcases a lovely blend of Original and modern features throughout, such as tiled floors and fireplaces, mixed with a sleek kitchen and bathrooms. Boasting stunning family accommodation - briefly comprising: impressive entrance hall, Front lounge/ family room, cosy rear reception room with log burner, shower room, utility room, and stunning open plan kitchen diner. Upstairs there is a spacious landing, Five great size bedrooms, with original fireplaces, and a contemporary Bathroom. The property further benefits from low maintenance rear & side gardens, as well as rear lane and side access. We highly recommend internally viewing this house to appreciate the size, flexible layout and gorgeous interior. Please contact us to arrange your appointment,

**PROPERTY SPECIALIST**

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





**Hall**

**Family room**  
4.45m x4.37m (14'7" x14'4")

**Rear Rec room**  
3.05m;2.74m x4.34m (10;9" x14'3")

**Shower room**  
2.69m x2.44m (8'10" x8')

**Kitchen area**  
3.38m x4.19m (11'1" x13'9")

**Dining area**  
4.32m x4.29m (14'2" x14'1")

**Utility Room**  
3.96m 3.05m x4.42m (13' 10" x14'6")

**Landing**

**Front bedroom**  
4.42m x4.34m (14'6" x14'3")

**Bedroom / Dressing room**  
3.07m x2.77m (10'1" x9'1")

**Bedroom**  
4.17m x3.99m (13'8" x13'1")

**Rear Bedroom**  
3.51m x3.86m (11'6" x12'8")

**Bathroom**  
2.69m x3.02m (8'10" x9'11")

**Bedroom**  
3.25m x4.11m (10'8" x13'6")

**Rear Garden**  
Enclosed paved garden, timber fencing, gate to rear lane, outside power and water

**Side Garden**  
Low maintenance enclosed garden, timber fencing, patio area and artificial turf, accessed via utility room, gate to the front

**School Catchment**  
Marlborough Primary School (year 2024-25)  
Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)  
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

\* To be clarified by your legal advisor \*

**Council Tax**  
Band G

**Tenure**  
Freehold, but this is to be confirmed by your solicitor



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>59</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>76</b>

EU Directive 2002/91/EC





