

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



DERI ROAD  
PENYLAN





**COUNCIL TAX**  
Band F

**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 confirmed by your legal advisor \*

**HALL**

2.18m x4.34m (7'2" x14'3")

**LOUNGE**

3.48m x4.29m (11'5" x14'1")

**DINING ROOM**

3.45m x3.66m (11'4" x12')

**KITCHEN**

2.77m x5.23m (9'1" x17'2")

**UTILITY & WC**

**LANDING**

**BEDROOM 1**

3.45m x4.29m (11'4" x14'1")

**BEDROOM 2**

3.45m x3.89m (11'4" x12'9")

**BEDROOM 3**

2.16m x2.31m (7'1" x7'7")

**BATHROOM**

2.18m x2.03m (7'2" x6'8")

**LOFT BEDROOM**

3.51m x5.13m (11'6" x16'10")

**DRESSING ROOM**

**ENSUITE SHOWER ROOM**

1.65m x1.60m (5'5" x5'3")

**GARDEN**

**TENURE**

Freehold, but this is to be confirmed by your solicitor

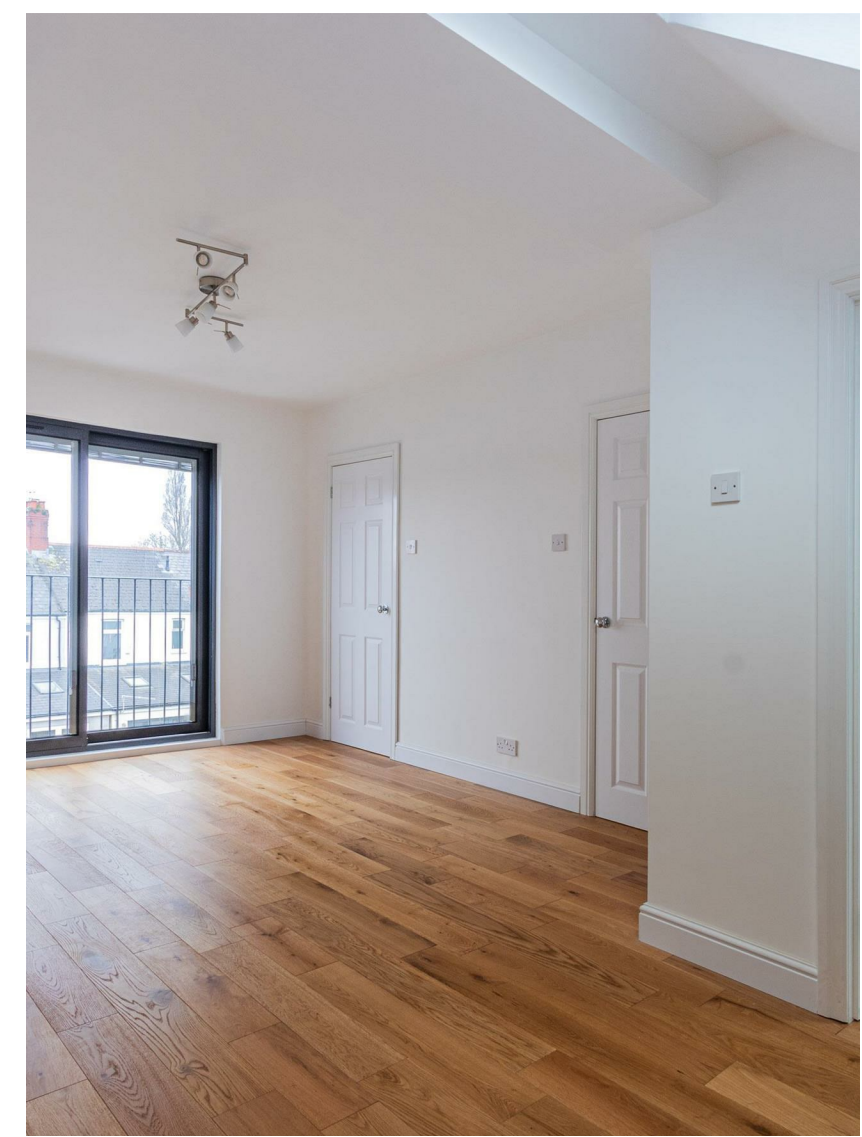
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\*\*Subject to change and Availability\*\*










## DERI ROAD

PENYLAN, CF23 5AJ - £500,000

 4 Bedroom(s)  2 Bathroom(s)  1352.00 sq ft

### OFFERS OVER £500,000

A beautifully presented and extended family home in the heart of Penylan for sale. This period property has a great mix of old and new with some stunning original features. Briefly comprising of a lovely period entrance hall, front lounge, sitting/ dining room, modern kitchen, utility and ground floor WC. Upstairs there are 3 good size bedrooms and family bathroom. On the second floor there is a stunning main bedroom with walk in wardrobe, patio doors to "Juliet" balcony, and ensuite shower room. Outside there is a low maintenance sunny garden, with decked area and lawn, as well as rear lane access. The property further benefits from a new boiler in 2020, & a new roof in 2022.

Located within a short walk to local parks and high street, as well as within great school catchment. Offered to market with no onward chain.



### PROPERTY SPECIALIST

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Branch manager







Deri Road, Penylan, Cardiff

## Deri Rd, Penylan, CRF

Main Building: Total Interior Area 1352.20 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 |
|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   |         |           |
| (55-68) <b>D</b>                                   | 65      |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| <i>Not energy efficient - higher running costs</i> |         |           |
| <b>England &amp; Wales</b>                         |         |           |
|  |         | 79        |
|  |         |           |

EU Directive 2002/91/EC