

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



AMESBURY ROAD  
PENYLAN



**ENTRANCE HALL**

**LOUNGE**  
4.14m x 4.24m (13'7" x 13'11")

**SITTING / DINING ROOM**  
6.32m x 7.90m (20'9" x 25'11")

**KITCHEN**  
3.05m x 5.36m (10' x 17'7")

**LANDING**

**BEDROOM ONE**  
3.73m x 4.45m (12'3" x 14'7")

**EN-SUITE**  
1.30m x 2.41m (4'3" x 7'11")

**BEDROOM TWO**  
3.73m x 4.24m (12'3" x 13'11")

**BEDROOM THREE**  
3.07m x 3.40m (10'1" x 11'2")

**BEDROOM FOUR**  
2.16m x 2.21m (7'1" x 7'3")

**BATHROOM**  
2.11m x 2.51m (6'11" x 8'3")

**GARDEN**

**TENURE**  
Freehold - This is to be confirmed with your legal representative

**COUNCIL TAX**  
Band F

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

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




\*THIS IS SUBJECT TO CHANGE AND AVILABILITY





# AMESBURY ROAD

PENYLAN, CF23 5DX - £550,000

 4 Bedroom(s)  2 Bathroom(s)  1432.00 sq ft

Jeffrey Ross are pleased to bring to the market this immaculately presented extended four bedroom family home. The property comprised of Entrance hall, lounge, sitting / dining room, kitchen and ground floor W.C to the ground floor and to the first floor there are four bedrooms and a family bathroom. Outside is an enclosed rear garden with lane access.

Situated in the ever popular area of Penylan with close proximity to local shops, parks, schools and amenities.

\*\* Chain Free \*\*

See below JR VR Tour

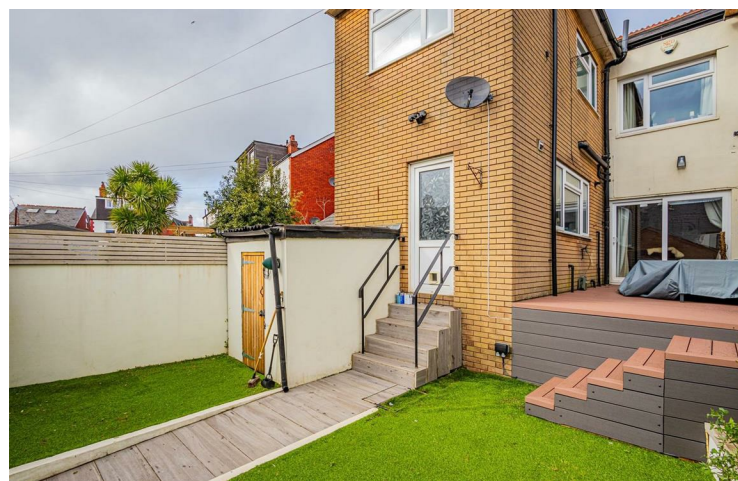
[https://youriguide.com/48\\_amesbury\\_rd\\_penylan\\_crf\\_](https://youriguide.com/48_amesbury_rd_penylan_crf_)



## PROPERTY SPECIALIST

Mrs Amanda Trinder  
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Senior valuer





Amesbury Road, Penylan, Cardiff

## Amesbury Rd, Penylan, CRF

Main Building: Total Interior Area 1432.76 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.



### 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>	EU Directive 2002/91/EC	