

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

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 Edem (year 2024-25)




*THIS IS SUBJECT TO CHANGE AND AVAILABILITY





AMESBURY ROAD

PENYLAN, CF23 5DX - £1,995 PCM

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

Situated in the ever popular area of Penylan with close proximity to local shops, parks, schools and amenities, Jeffrey Ross are pleased to bring to the market this immaculately presented extended four bedroom property that is a new addition to the rental market. Located on Amesbury Road, the property comprises 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. Available unfurnished (but with white good) the property would make a superb family home or great option for 4-sharers.

See below JR VR Tour

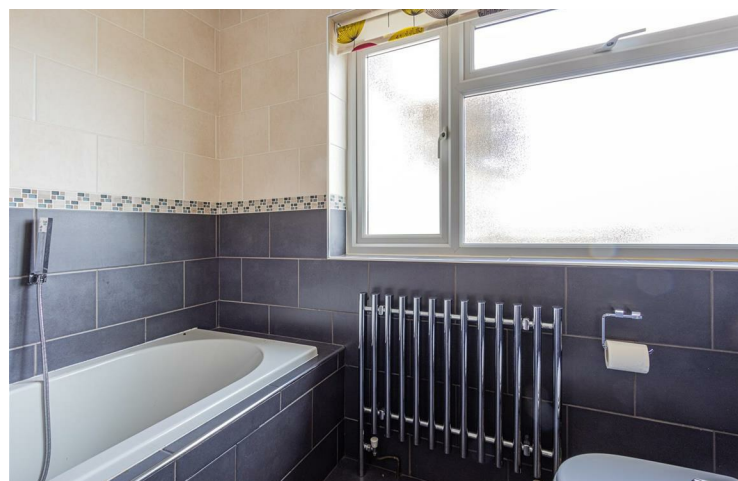
https://youriguide.com/48_amesbury_rd_penylan_crf_

EPC RATING of C
COUNCIL TAX BAND of F

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

PROPERTY SPECIALIST
Ms Cody Byrne
cody@jeffreycross.co.uk
Property Management Co-ordinator





Amesbury Road, Penylan

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	85
	EU Directive 2002/91/EC	