

Jeffrey Ross

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS



KIMBERLEY ROAD

PENYLAN

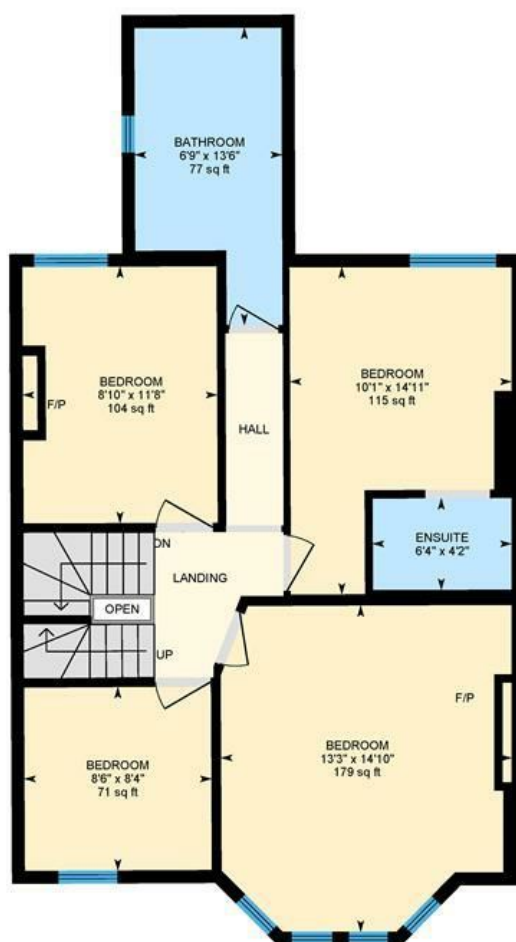


## Kimberley Rd, Roath, CRF

Main Building: Total Interior Area 1797.26 sq ft



Ground Floor



1st Floor



2nd Floor





A simply stunning period family property, renovated and extended with a south facing garden

Comments by - Mr Ramzy Bancroft



## KIMBERLEY ROAD

PENYLAN, CF23 5DL - ASKING PRICE - £695,000



5 Bedroom(s)



2 Bathroom(s)



1800.00 sq ft

We are pleased to be offering of sale this stunning period home in Penylan. This immaculately presented property has been lovingly renovated and extended by the current owners, offering a tasteful blend of old and new. Internally there is a traditional entrance hall, front lounge, fantastic open plan kitchen living and dining area, boasting a high spec fitted kitchen, Corianne worktops, space for seating and dining, bi-fold doors and roof lantern. There is also a handy utility room and WC to the ground floor. On the first floor there is a family bathroom, and four great size bedrooms, one of which has an ensuite toilet and wash hand basin. The second floor there is a primary bedroom with built in storage/ wardrobes, and en-suite shower wet room. The property further benefits from a beautiful landscaped garden with sun terrace straight off the kitchen, and lower level with lawn and mature plants. The outside space is both great for children and for entertaining. Further boasting - side access and a private south facing aspect. Located in the highly popular Kimberley Road, Just minutes walk to Waterloo gardens, Roath Park and Wellfield road, as well as local independent Coffee shops & delis. You are also within fantastic school catchment, making this a super family home.

Please See our interactive Virtual tour, and contact us to arrange a viewing.

### PROPERTY SPECIALIST

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





**Hall**

**Lounge**

**Open plan Kitchen**

**Dining and living area**

**Utility room**

**WC**

**Landing**

**Bedroom 1**

**Bedroom 2**

**Bedroom 3 / Study**

**Bedroom 4**

**Ensuite WC & sink**

**Bathroom**

**Loft bedroom**

**Wet room ensuite**

**Garden**

**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)

\* this is subject to change and availability

**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>		
(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 