

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



GOLDCREST DRIVE  
PENTWYN



**HALL**

**KITCHEN DINER**

**PANTRY**

**LOUNGE DINER**

**TERRACE**

**BEDROOM 1**

**BEDROOM 2**

**BATHROOM**

**GARAGE**

**COUNCIL TAX**

Band D

**SCHOOL CATCHMENT**

Glyncod Primary School (year 2024-25)

Llanishen High School (year 2024-25)

Ysgol Gynradd Gymraeg Pen Y Groes (year 2024-25)

Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

**SERVICE CHARGE**

We have been informed the charge is £206.12 per month, and being contested to reduced, but this is to be confirmed by your solicitors.

**TENURE**




Leasehold , with approx. 990 years remaining from 2024, There property is sold with a share of the freehold, but this is to be confirmed by your solicitor



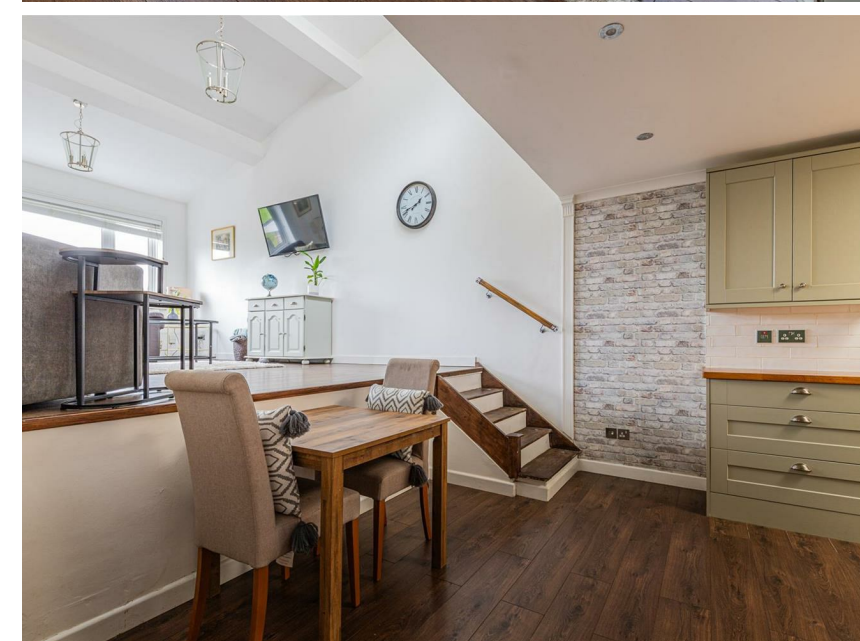


## GOLDCREST DRIVE

PENTWYN, CF23 7HJ - £250,000

 2 Bedroom(s)  1 Bathroom(s)  1055.00 sq ft

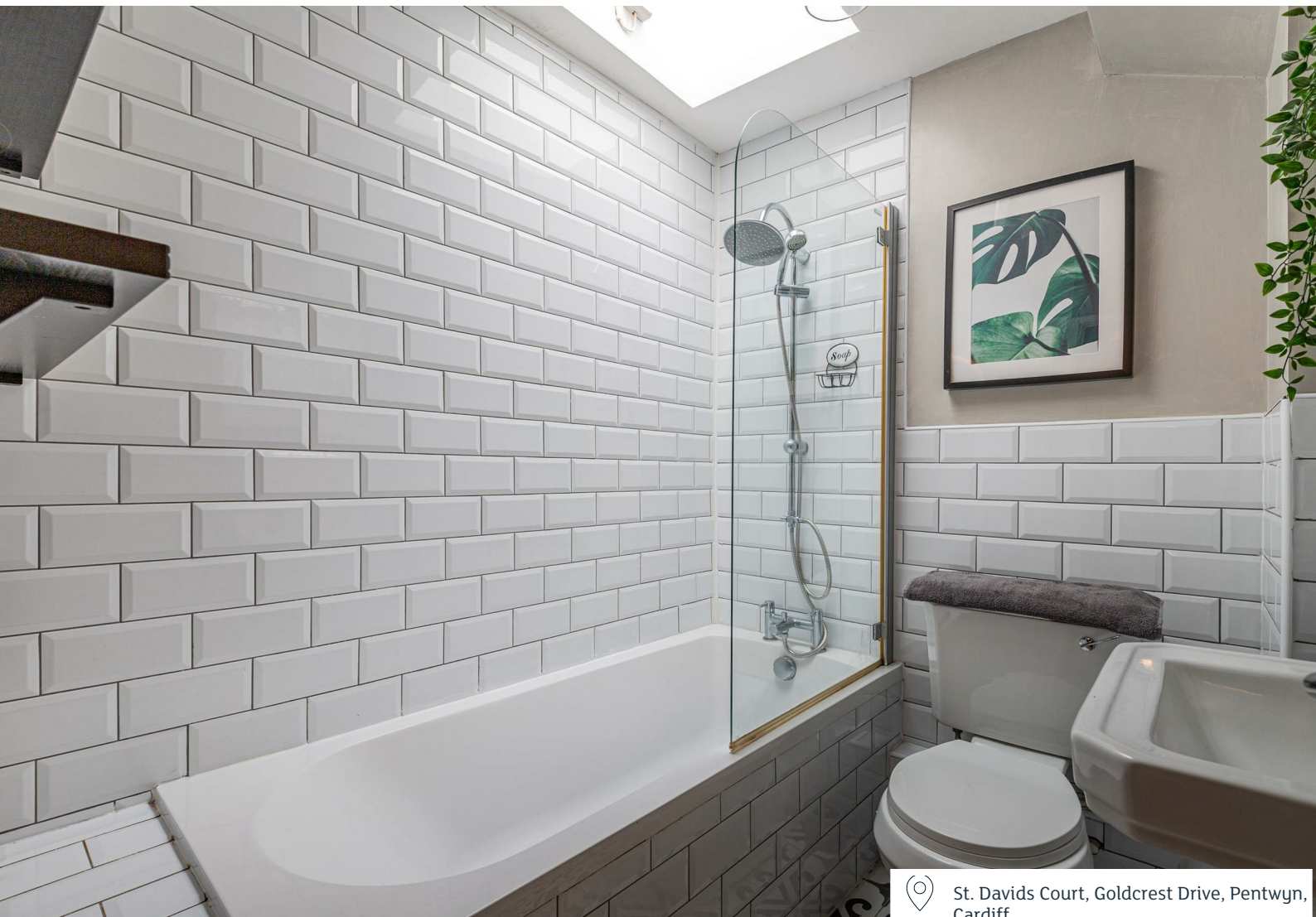
NEW TO MARKET is this unique and spacious 2 bedroom maisonette For sale. The accommodation offers your own private entrance, hall, two Great sized double bedrooms, bathroom and fantastic open plan lounge, diner and kitchen. Further benefiting from a garage, lovely views and terrace area. Architecturally designed and would make a great first home.



### PROPERTY SPECIALIST

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





St. Davids Court, Goldcrest Drive, Pentwyn, Cardiff

# Goldcrest Dr, Pentwyn, CRF

Ground Floor Interior Area 1042.12 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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	