

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 - £245,000

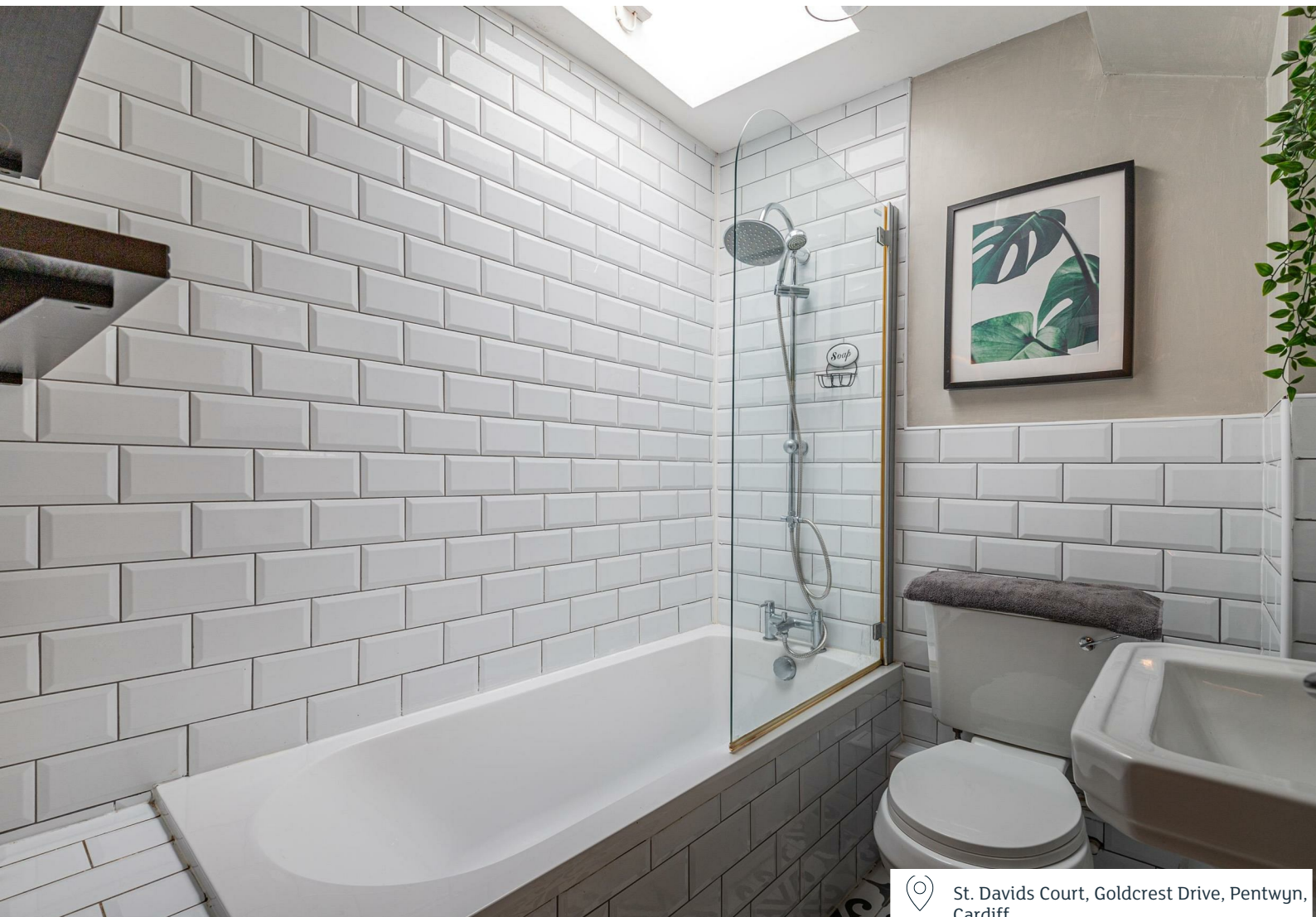
 2 Bedroom(s)  1 Bathroom(s)  1055.00 sq ft

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





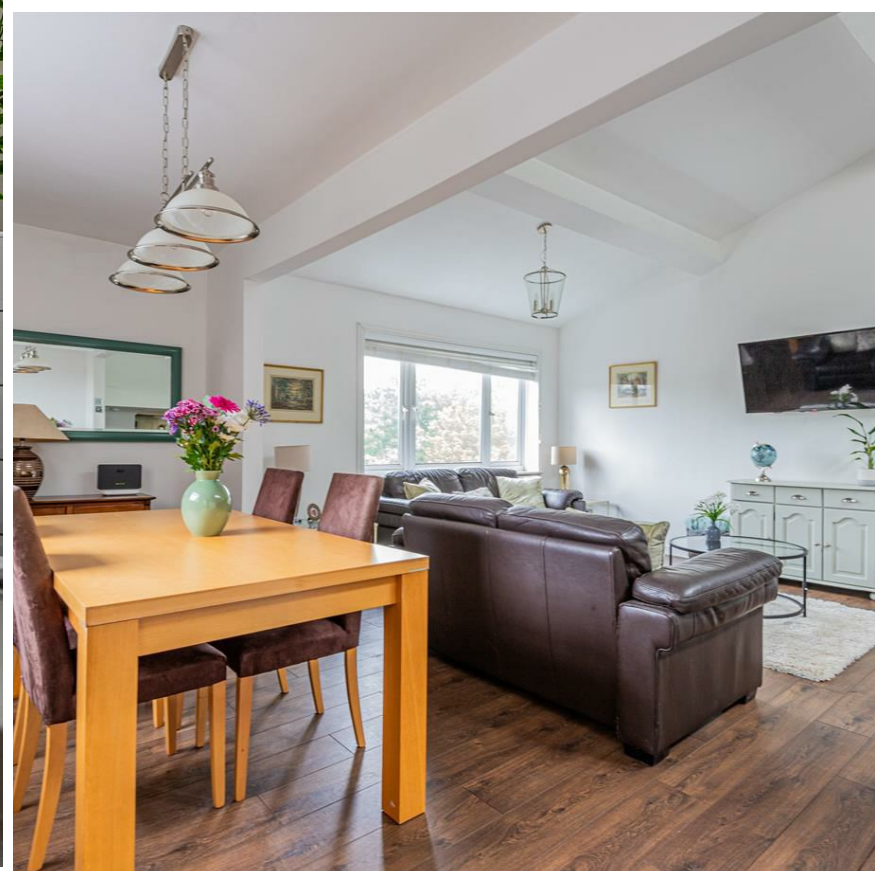
St. Davids Court, Goldcrest Drive, Pentwyn, Cardiff

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	