

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



LOTHIAN CRESCENT
PENYLAN



FRONT DRIVE AND GARDEN

HALL

LOUNGE DINER

KITCHEN DINER

New fitted kitchen with integral fridge freezer, dishwasher, washing machine as well as a 50inch wall mounted TV, which will all be included

SHOWER ROOM

LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

GARDEN

GARAGE

COUNCIL TAX

Band E

SCHOOL CATCHMENT

Llanedeyrn Primary School (year 2024-25)

Llanishen High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)

Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

TENURE

Freehold, but this is to be confirmed by your solicitor

ADDITIONAL INFO

We have been informed by the seller that the following items are included in the sale.

New carpets and flooring throughout

Hive heating system

Integral kitchen appliances

Wall mounted 50 inch TV




Electric & gas certificates





LOTHIAN CRESCENT

PENYLAN, CF23 9HY - £340,000

 3 Bedroom(s)  1 Bathroom(s)  882.00 sq ft

*** Offers over £340,000 *** A STUNNING PROPERTY Situated on a good size plot is this newly renovated and extended three bed house. This semi detached property has undergone almost complete renovation including new electrics, heating, flooring plus new modern shower room and stunning kitchen diner. Outside there is a fully landscaped garden with patio and lawn, as well as a good size side patio offering scope to extend further. Outside boasts a drive way for 2 cars, a front garden and a garage which could easily be converted. Located in this quiet crescent and offered NO ONWARD CHAIN. The property is a high standard with contemporary finish both inside and out.



PROPERTY SPECIALIST

Mr Ramzy Bancroft
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Branch manager

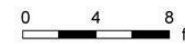




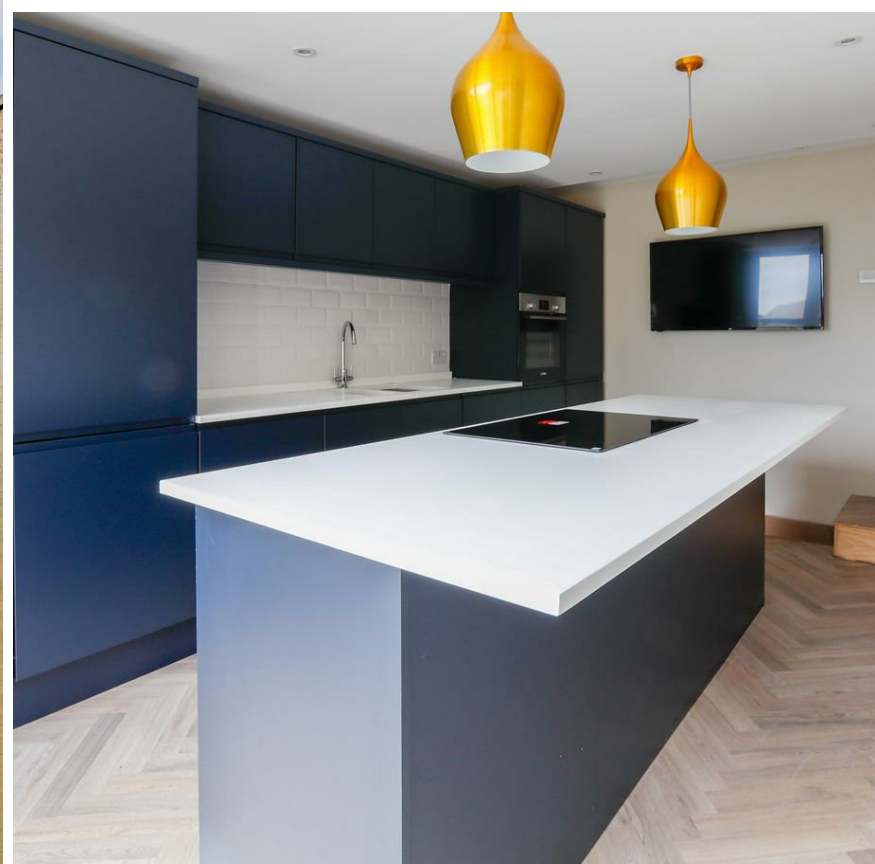
Lothian Crescent, Penylan, Cardiff

Lothian Cres, Penylan, CRF

Main Building: Total Interior Area 874.13 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) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	