

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



ST DAVIDS COURT, GOLDCREST
PENTWYN



ENTRANCE HALL
8.84m (29')

KITCHEN
2.90m x 2.77m (9'6" x 9'1")

DINING ROOM
2.90m x 2.21m (9'6" x 7'3")

LOUNGE
3.96m x 5.22m (13' x 17'4")

BEDROOM ONE
4.27m x 3.99m (14' x 13'1")

BEDROOM TWO
2.77m x 4.01m (9'1" x 13'2")

BEDROOM THREE
1.88m x 3.73m (6'2" x 12'3")

BATHROOM
2.03m x 2.69m (6'8" x 8'10")

TERRACE

TENURE

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

COUNCIL TAX

Band D

SERVICE CHARGE

We have been informed the charge is £206.12 per month, this is to be confirmed by your solicitor

SCHOOL CATCHMENT

Glyncoed 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)





ST DAVIDS COURT, PENTWYN, CF23 7HJ - £240,000

 3 Bedroom(s)  1 Bathroom(s)  1038.00 sq ft

Jeffrey Ross are pleased to bring to the market this spacious, light, immaculate three bedroom uniquely designed maisonette. The property briefly comprises of independent access, entrance hall, modern open plan kitchen / dining room, good size lounge with fantastic views, three bedrooms, modern bathroom and private roof terrace and garage as well as use of communal grounds. The property is situated with close proximity to local shops, schools and bus route to Cardiff city centre.

**** This property is being sold Chain Free****

See Below JR Vr Tour

https://youriguide.com/st_davids_court_36_goldcrest_



PROPERTY SPECIALIST

Mrs Amanda Trinder
amanda@jeffreyross.co.uk
Senior valuer

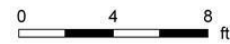




St Davids Court, Goldcrest Drive, Pentwyn, Cardiff

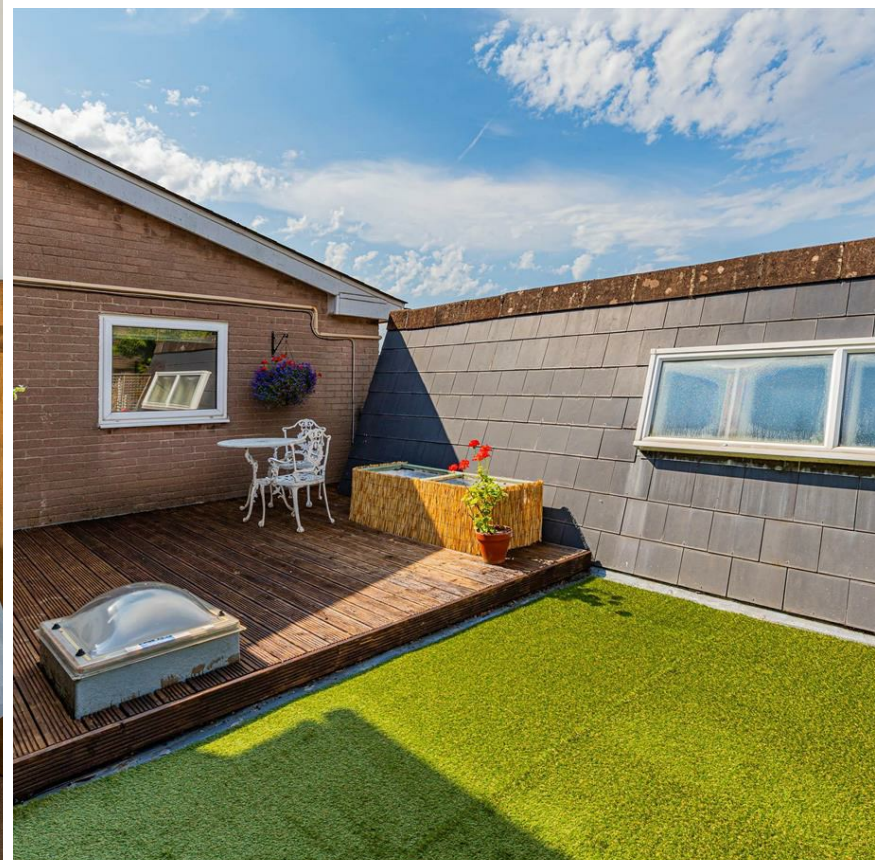
Goldcrest Dr, Pentwyn, CRF

Main Floor Interior Area 1038.14 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.

iGUIDE



Energy Efficiency Rating

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