

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 522.43m (13' x 1714")

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 - £230,000

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

***Offers over £230,000 *** 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**

THE SELLER HAS INFORMED US THAT THEY WILL PAY THE SERVICE CHARGE FOR 2025 -2026

See Below JR Vr Tour

https://youriguide.com/st_davids_court_36_goldcrest_



PROPERTY SPECIALIST

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





St Davids Court, Goldcrest Drive, Pentwyn, Cardiff

Goldcrest Dr, Pentwyn, CRF

Main Floor Interior Area 1038.14 sq ft

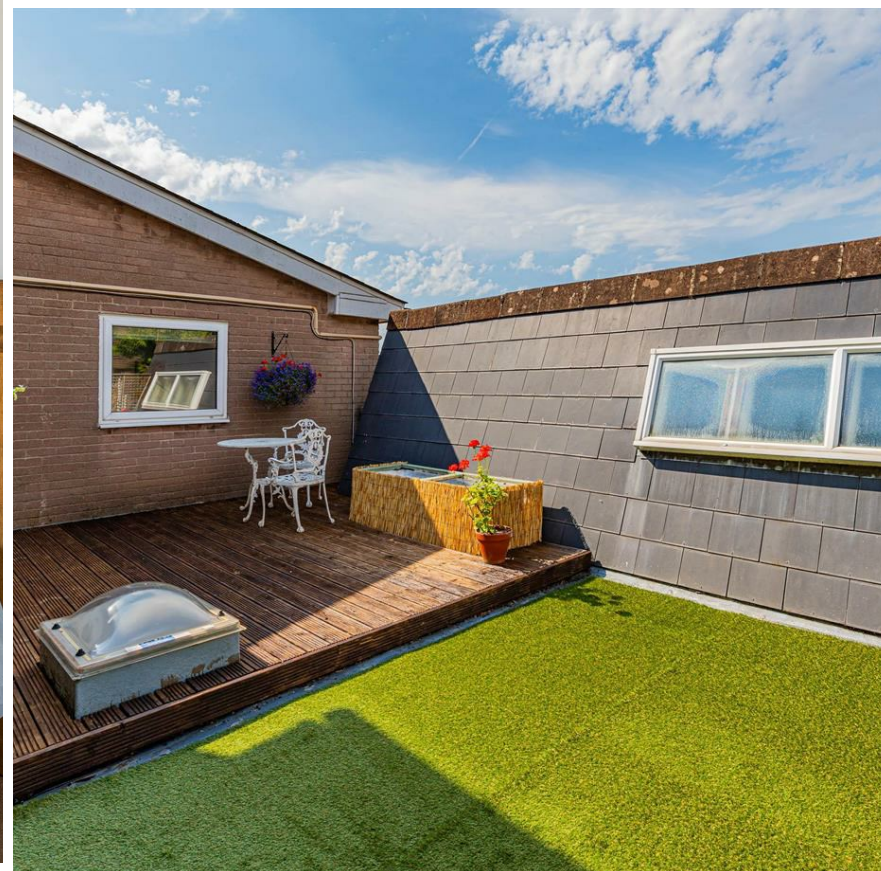


0 4 8 ft

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 