

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



LADYSMITH ROAD  
PENYLAN



**ENTRANCE HALL**

**LOUNGE**  
3.40m x 4.39m (11'2" x 14'5")

**DINING / FAMILY ROOM**  
2.84m x 3.63m (9'4" x 11'11")

**KITCHEN / DINING ROOM**  
6.40m x 8.15m (21' x 26'9")

**LANDING**

**BEDROOM ONE**  
4.62m x 4.37m (15'2" x 14'4")

**BEDROOM TWO**  
2.82m x 3.53m (9'3" x 11'7")

**BEDROOM THREE**  
3.25m x 3.40m (10'8" x 11'2")

**BATHROOM**

**BEDROOM FOUR / LOFT ROOM**  
4.14m x 4.70m (13'7" x 15'5")

**EN-SUITE**

**GARDEN**

**TENURE**  
Freehold - This is to be confirmed with your legal representative.




**COUNCIL TAX**  
Band F





## LADYSMITH ROAD

PENYLAN, CF23 5DT - £500,000

 4 Bedroom(s)  2 Bathroom(s)  1528.00 sq ft

**\* OFFERS OVER £500,000 \***

We are excited to offer for sale this beautifully presented period family home in the Heart of Penylan. This stunning home has been lovingly renovated and restored, with a tasteful blend of modern and original features. The accommodation briefly comprises of a charming entrance hall, through lounge diner, open plan kitchen diner with fitted contemporary kitchen, bright landing, three double bedrooms and large family bathroom. There is an additional bedroom / loft room with ensuite shower room.

Outside there is pleasant enclosed garden.

Located on Ladysmith Road, you are just minutes walk from Roath Park, Mill & Waterloo Gardens, as well as local coffee shops, Deli's and Wellfield Road high street. This property is also situated within very popular school catchment, making it a super family home.

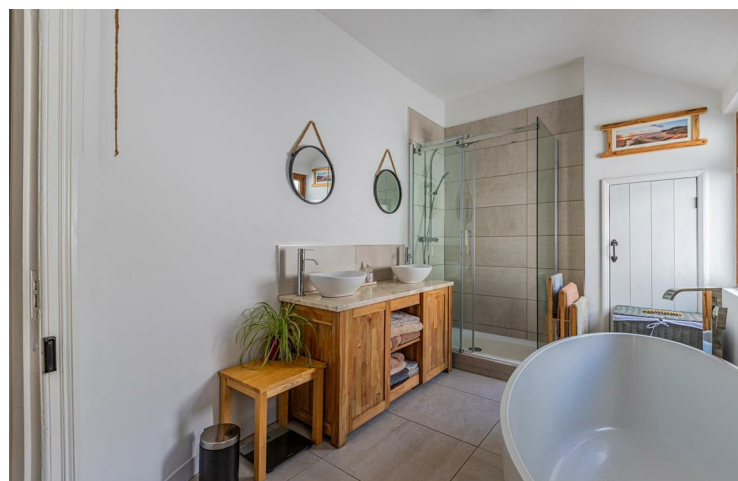
See below JR VR Tour



**PROPERTY SPECIALIST**

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





Ladysmith Road, Penylan, Cardiff

## Ladysmith Rd, Penylan, CRF

Main Building: Total Interior Area 1528.14 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.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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>	65	80
	EU Directive 2002/91/EC	