

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



KIMBERLEY ROAD
PENYLAN



HALL

LOUNGE

4.65m x 4.52m (15'3" x 14'10")

KITCHEN

3.89m x 3.53m (12'9" x 11'7")

DINING AREA

2.97m x 3.07m (9'9" x 10'1")

FAMILY AREA

2.87m x 3.23m (9'5" x 10'7")

UTILITY AREA

2.11m x 3.33m (6'11" x 10'11")

WC

2.11m x 1.19m (6'11" x 3'11")

LANDING

MAIN BEDROOM

3.28m x 4.50m (10'9" x 14'9")

BEDROOM 2

3.00m x 4.57m (9'10" x 15'0")

BEDROOM 3

2.69m x 3.53m (8'10" x 11'7")

BEDROOM 4

2.62m x 2.64m (8'7" x 8'8")

BATHROOM

2.03m x 3.86m (6'8" x 12'8")

LOFT BEDROOM

4.50m x 4.45m (14'9" x 14'7")

ENSUITE SHOWER ROOM

2.49m x 2.39m (8'2" x 7'10")

GARDEN

TENURE

Freehold, but this is to be confirmed by your legal representative

COUNCIL TAX




Band - F





KIMBERLEY ROAD

PENYLAN, CF23 5DL - £695,000

 5 Bedroom(s)  2 Bathroom(s)  1722.00 sq ft

We are pleased to offer for sale this stunning family home. This beautifully presented period property has been lovingly renovated and offers the perfect blend of modern living with original features and charm. Boasting great accommodation, Spread over Three floors, and briefly comprising : grand entrance hall, front lounge with wood burner, super open plan kitchen living room, with space for dining & seating, as well as a handy utility area, plus WC. Upstairs there are four great size bedrooms and family bathroom. The house further benefits from a lovely loft room with ensuite shower room. To the rear there is a good size lawn, rear land access and a raised decked area. The garden has a South Westerly aspect and overlooks the local church. Located on the popular Kimberley road in Penylan, you are a short walk from a choice of Parks & coffee shops such as Waterloo Gardens.



PROPERTY SPECIALIST

Mr Ramzy Bancroft
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Branch manager





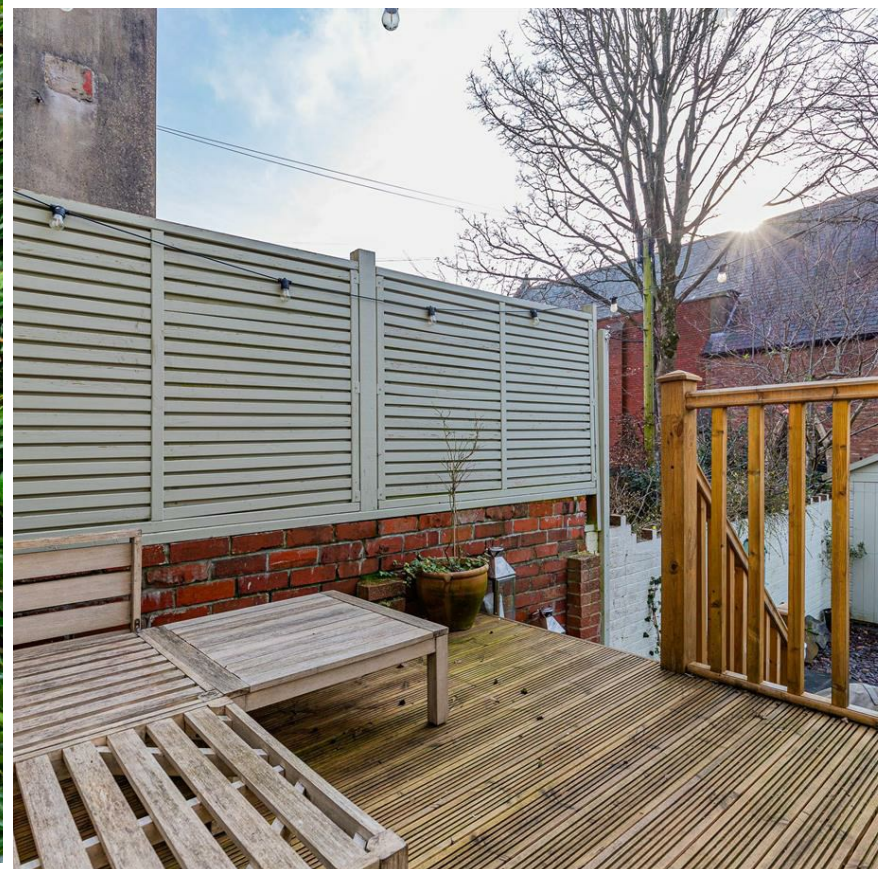
Kimberley Road, Penylan, Cardiff

Kimberley Rd, Penylan, CRF

Main Building: Total Interior Area 1778.43 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	76
England & Wales		EU Directive 2002/91/EC