

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



PENNSYLVANIA
LLANEDYRN



ENTRANCE HALL

LOUNGE

KITCHEN

DINING ROOM

GROUND FLOOR W.C

LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

FAMILY BATHROOM

GARDEN

GARAGE

TENURE

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

COUNCIL TAX

Band C

SCHOOL CATCHMENT

English medium primary catchment area is

Springwood Primary School (year 2024-25)

Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary

School catchment areas are yet to be established. Applications

are welcomed.

English medium secondary catchment area is

Llanishen High School (year 2024-25)

Welsh medium primary catchment area is

Ysgol Y Berllan Deg (year 2024-25)

Welsh medium secondary catchment area is

Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)





PENNSYLVANIA

LLANEDEYRN, CF23 9LT - £190,000



3 Bedroom(s)



1 Bathroom(s)

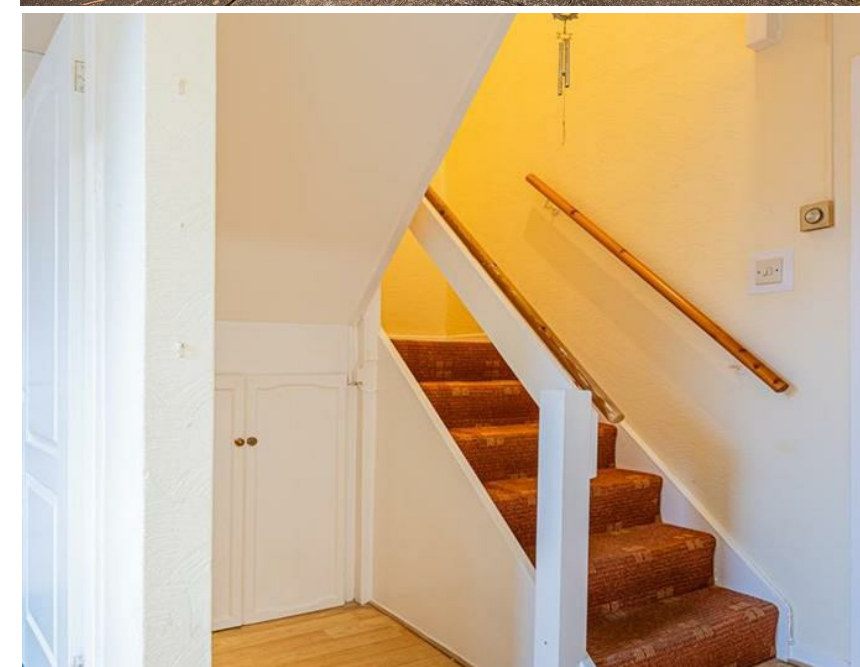


961.00 sq ft

NEW TO THE MARKET is this well presented, mid-terrace house which is ideal for families and first-time buyers alike. The property boasts lounge, dining room, kitchen, downstairs WC, two double rooms, one single bedroom and shower room with toilet. The property also benefits from enclosed gardens to the front and rear, and a single garage.

Situated close to schools, shops, parks and transport links to the City Centre.

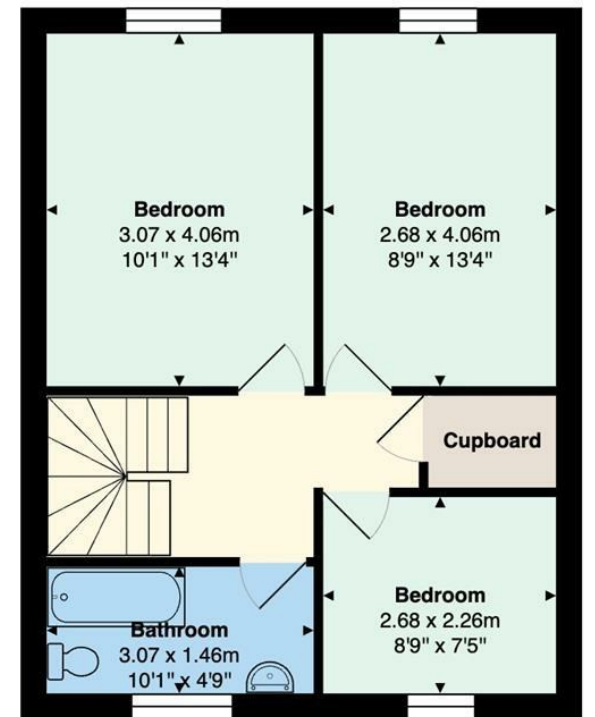
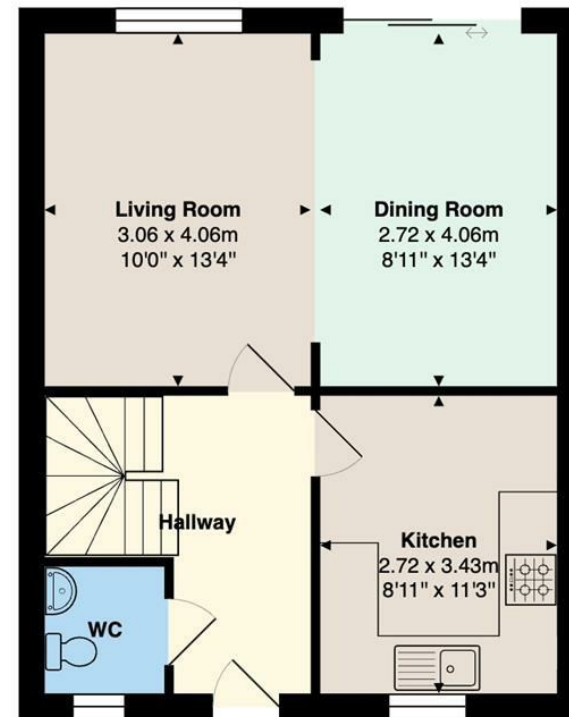
Disclosure: The seller is related to a member of staff at Jeffrey Ross



PROPERTY SPECIALIST

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190 Pennsylvania

Total Area: 89.2 m² ... 961 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 