

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

MARLBOROUGH ROAD
PENYLAN





COUNCIL TAX
Band F

SCHOOL CATCHMENT
Marlborough Primary School (year 2024-25)
Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

* Subject to availability *

GARDEN
Lovely south facing garden

GARAGE

TENURE
Freehold, but this is to be confirmed by your solicitor

LOUNGE
4.32m x 4.65m (14'2" x 15'3")

SITTING ROOM
3.63m x 4.19m (11'11" x 13'9")

KITCHEN/DINING ROOM
6.43m x 6.05m (21'1" x 19'10")

UTILITY ROOM
2.01m x 3.25m (6'7" x 10'8")

SHOWER ROOM

BEDROOM ONE
4.29m x 4.39m (14'1" x 14'5")

EN-SUITE

BEDROOM TWO
3.48m x 4.45m (11'5" x 14'7")

BATHROOM

BEDROOM THREE
2.90m x 5.51m (9'6" x 18'1")

BEDROOM FOUR
3.51m x 2.77m (11'6" x 9'1")




BEDROOM FIVE
2.31m x 1.50m (7'7" x 4'11")





MARLBOROUGH ROAD

PENYLAN, CF23 5BY - £565,000

 5 Bedroom(s)  2 Bathroom(s)  1721.00 sq ft

A beautifully and extended home offered for sale in Penylan. This FIVE bedroom property would make a fantastic family home, boasting a selection of original features. Offering an entrance hall, lounge, open plan living dining area and kitchen area, with a modern fitted kitchen, utility room and shower room to the ground floor. Over the first and second floors there are five bedrooms and family bathroom. The main bedroom benefits from a walk in dressing room and ensuite shower room. The garden is large for the area with patio, lawn and great size garage with lane access. The garden faces south and gets the majority of sun throughout the day.

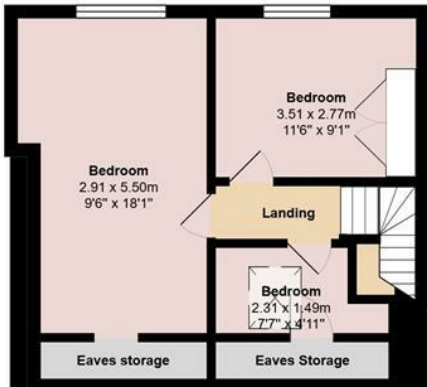
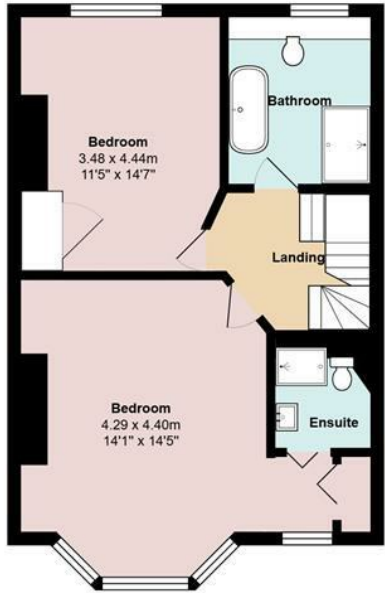
Situated on Marlborough Road, you are very close to Waterloo Gardens & Roath park, as well as local high streets Wellfield & Albany Road. Further more its within great school catchment, making this a stunning g family home.



PROPERTY SPECIALIST

Mr Ramzy Bancroft
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Branch manager





Total Area: 180.9 m² ... 1948 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC