

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



EARL'S COURT ROAD  
PENYLAN



## FRONT

### DRIVEWAY

### HALL

### LOUNGE

3.96m x 4.62m (13'0" x 15'2")

### OPEN PLAN LIVING AREA

6.07m x 8.36m (19'11" x 27'5")

### LANDING

#### BEDROOM 1

3.91m x 4.01m (12'10" x 13'2")

#### BEDROOM 2

3.56m x 4.34m (11'8" x 14'3")

#### BEDROOM 3

1.88m x 2.95m (6'2" x 9'8")

### FAMILY BATHROOM

### SECOND FLOOR LANDING

### SHOWER ROOM

#### BEDROOM 4

4.47m x 3.43m (14'8" x 11'3")

#### BEDROOM 5

3.48m x 3.28m (11'5" x 10'9")

### GARDEN

### 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 Ederm (year 2024-25)

\* Subject to Availability \*

### COUNCIL TAX

Band F

### TENURE

Freehold, but this is to be confirmed by your solicitor





## EARL'S COURT ROAD

PENYLAN, CF23 9DE - £650,000

 5 Bedroom(s)  2 Bathroom(s)  1906.00 sq ft

### \*OFFERS IN EXCESS OF £650,000\*

We are pleased to offer for sale this stunning & extended family home, located in one the most popular streets in Penylan. Beautifully presented both inside and out, with plenty of space for all the family.

This semi-detached home offers a bright entrance hall with built in storage under the stairs, lovely front lounge with original parquet flooring & fireplace, and fantastic open plan living kitchen area with modern kitchen, roof lantern, and bi-folding doors out to the garden. Upstairs there are three bedrooms and family bathroom on the first floor, and 2 further double bedrooms and shower room on the top floor. The property further benefits from a lovely garden with patio and lawn, side access, driveway and garage. Located on Earls Court Road, you are conveniently places for local shops & parks, as well as within desirable school catchment, such as Howardian & Marlborough Primary, and Cardiff High Schools.



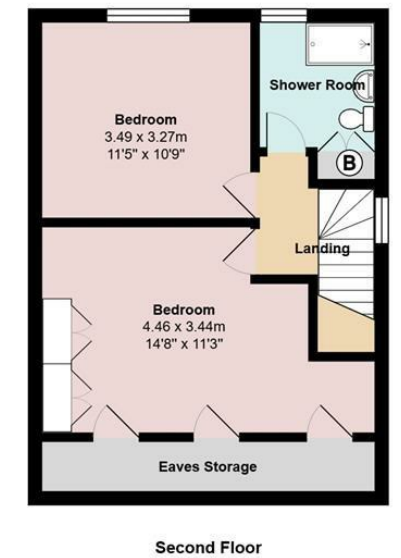
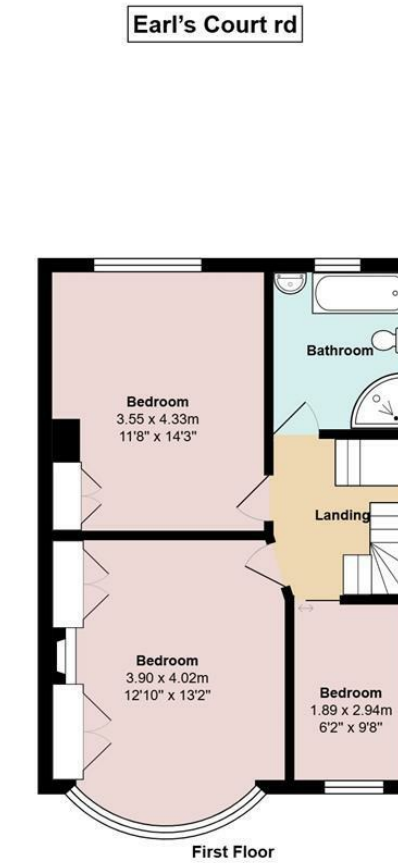
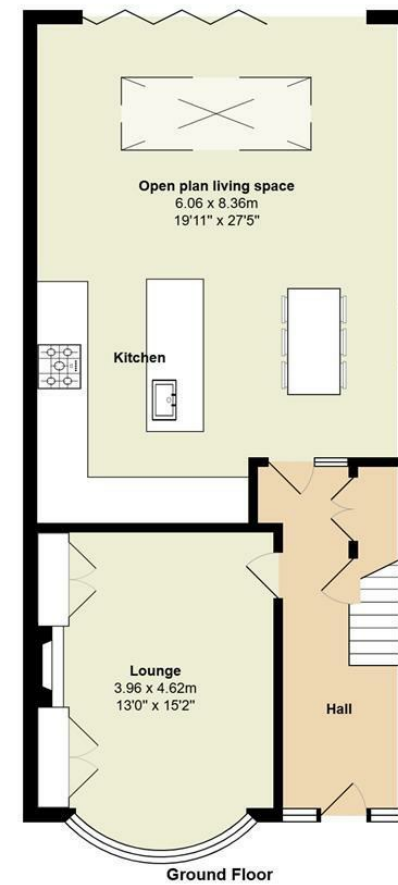
### PROPERTY SPECIALIST

Mr Ramzy Bancroft  
Ramzy@jeffreygross.co.uk  
02920 499680  
Branch manager





Earl's Court Road, Penylan, Cardiff



Total Area: 177.1 m<sup>2</sup> ... 1906 ft<sup>2</sup>  
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                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 70      | 77                      |
| England & Wales                             |         | EU Directive 2002/91/EC |