

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



KIMBERLEY ROAD  
PENYLAN





#### ENTRANCE HALL

#### LOUNGE

4.62m x 4.17m (15'2" x 13'8")

#### DINING ROOM

3.15m x 3.25m (10'4" x 10'8")

#### SITTING ROOM

3.43m x 5.31m (11'3" x 17'5")

#### KITCHEN

2.49m x 2.64m (8'2" x 8'8")

#### CONSERVATORY

2.90m x 2.90m (9'6" x 9'6")

#### BEDROOM ONE

4.01m x 4.17m (13'2" x 13'8")

#### BEDROOM TWO

3.15m x 4.22m (10'4" x 13'10")

#### BEDROOM THREE

2.57m x 2.90m (8'5" x 9'6")

#### BEDROOM FOUR

2.46m x 3.25m (8'1" x 10'8")

#### BATHROOM

#### GARDEN

#### GARAGE

#### COUNCIL TAX

Band G

#### 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 \*

#### TENURE

Freehold, but this is to be confirmed by your solicitor







## KIMBERLEY ROAD

PENYLAN, CF23 5DP - £450,000



4 Bedroom(s)



1 Bathroom(s)



1420.00 sq ft

\*\*\* Priced to sell - offers over £450,000 \*\*\* Jeffrey Ross are pleased to bring to the market this four bedroom period terrace home in the heart of Penylan. The property is in need of updating throughout and priced accordingly. Benefiting from entrance hall, lounge, dining room, sitting room, kitchen, W.C and conservatory to the ground floor. Upstairs there are four bedrooms and a family bathroom as well as access to the loft. Outside there is an enclosed rear garden and double garage which could be easily converted. The property also benefits from an abundance of period features throughout.

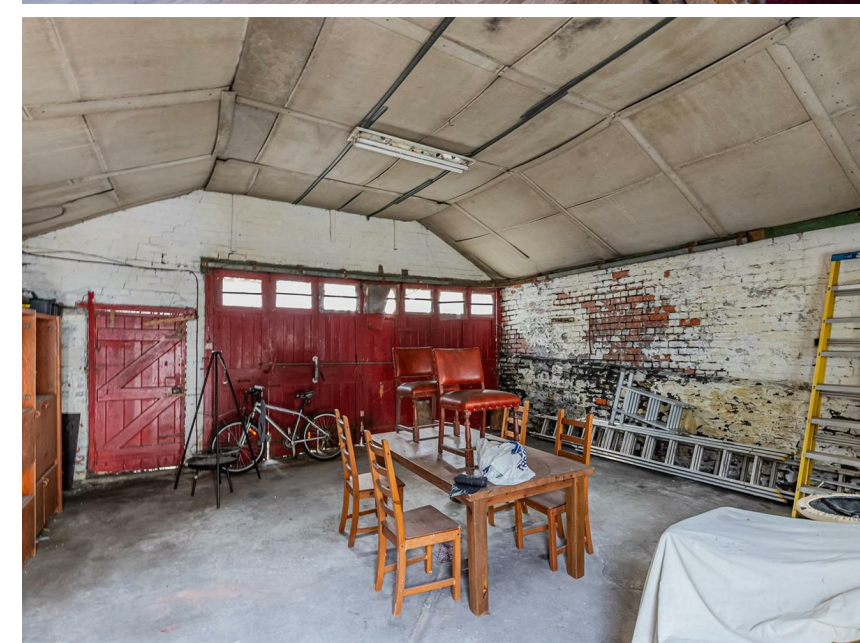
Situated in the sought after Kimberly Rd in Penylan with close proximity to local, shops, parks, amenities as well as Cardiff city centre.

\*\* Chain Free \*\*



### PROPERTY SPECIALIST

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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC