

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



BEAUFORT SQUARE
PENGAM GREEN



ENTRANCE HALL

INTEGRAL GARAGE
2.69m x 5.97m (8'10" x 19'7")

SITTING ROOM / STUDY / BEDROOM FOUR
3.20m x 3.23m (10'6" x 10'7")

LAUNDRY ROOM
1.68m x 3.20m (5'6" x 10'6")

UTILITY
0.74m x 0.64m (2'5" x 2'1")

SHOWER ROOM
0.97m x 2.46m (3'2" x 8'1")

STAIRS TO FIRST FLOOR

KITCHEN
2.36m x 3.20m (7'9" x 10'6")

DINING ROOM
2.57m x 3.20m (8'5" x 10'6")

LOUNGE
4.95m x 3.73m (16'3" x 12'3")

STAIRS LEADING TO SECOND FLOOR

BEDROOM ONE
3.25m x 3.23m (10'8" x 10'7")

EN-SUITE
1.60m x 3.25m (5'3" x 10'8")

BEDROOM TWO
2.29m x 3.71m (7'6" x 12'2")

BEDROOM THREE
2.59m x 3.12m (8'6" x 10'3")

BATHROOM
2.01m x 1.88m (6'7" x 6'2")

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




COUNCIL TAX
Band F





BEAUFORT SQUARE

PENGAM GREEN, CF24 2UA -
£300,000

 4 Bedroom(s)  3 Bathroom(s)  1273.00 sq ft

Jeffrey Ross are pleased to bring to the market this spacious 3/4 bedroom, three story end terrace home. The property comprises of entrance hall, ground floor shower room, utility room and sitting room / study / fourth bedroom to the ground floor as well as integral garage access. To the first floor there is a spacious lounge with french doors opening onto a balcony where you could put bistro table and chairs over looking an open green space. To the second floor there are three bedrooms, one with en-suite and a family bathroom. outside there is an enclosed rear garden and parking to the front as well as a storage unit.

Situated within close proximity to Cardiff City centre and access to the A48 / M4.

see below JR VR Tour

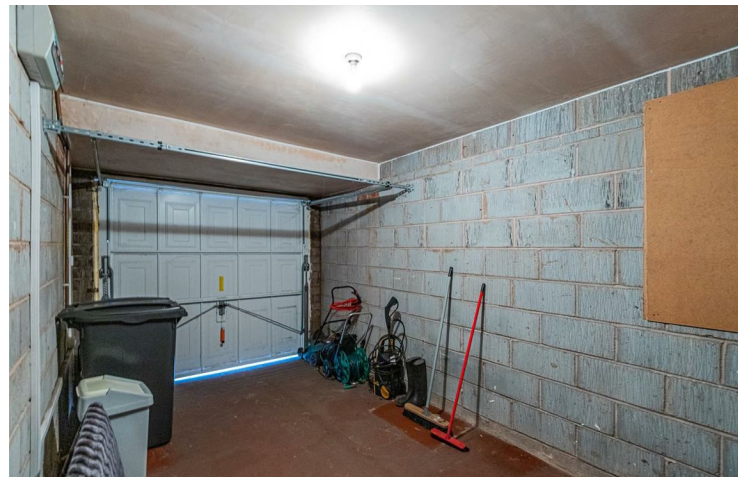
https://youriguide.com/28_beaufort_square_splott_crf_



PROPERTY SPECIALIST

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





Beaufort Square, Cardiff

Beaufort Square, Splott, CRF

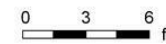
Main Building: Total Interior Area 1272.95 sq ft



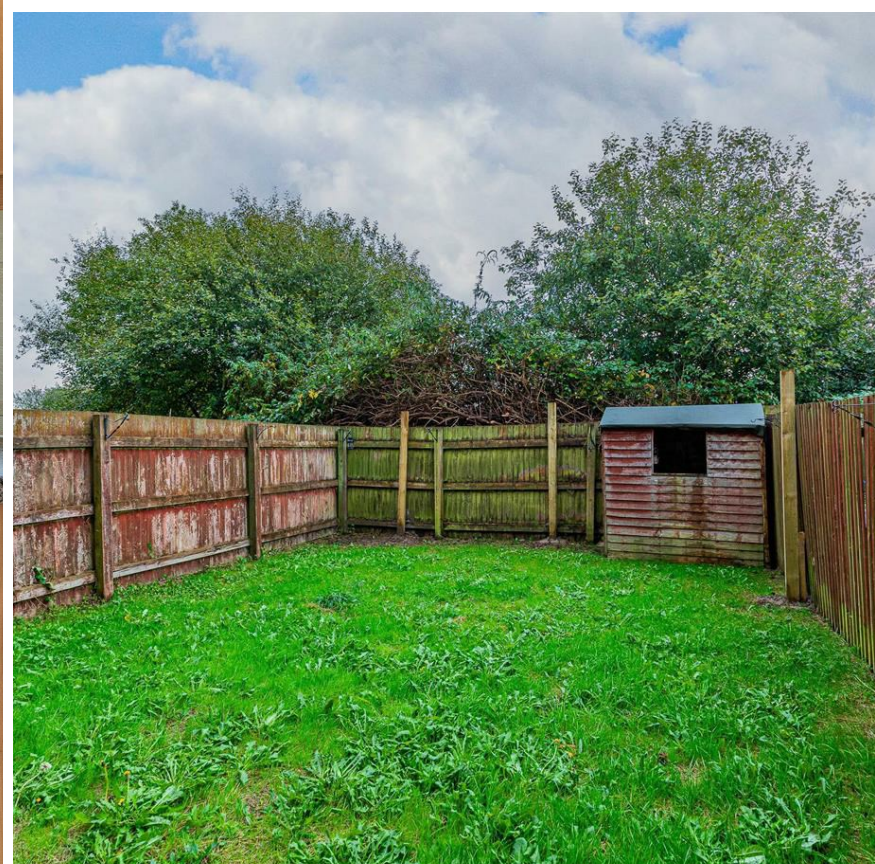
Ground Floor

1st Floor

2nd Floor



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