

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



NEWMINSTER ROAD
PENYLAN



FRONT DRIVE WAY
Off road parking for 2 cars, access to side garden, and to rear

HALL

W C

LOUNGE
3.86m x 4.93m (12'8" x 16'2")

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

OPEN PLAN DINING
2.82m x 6.65m (9'3" x 21'10")

KITCHEN
1.85m x 5.08m (6'1" x 16'8")

UTILITY

LANDING

FRONT BEDROOM
3.81m x 3.61m (12'6" x 11'10")

ENSUITE SHOWER ROOM

REAR BEDROOM
3.43m x 3.20m (11'3" x 10'6")

MIDDLE BEDROOM
3.81m x 3.30m (12'6" x 10'10")

BATHROOM

REAR GARDEN

GARAGE
Double garage accessed via up and over doors from side lane,
* The current owners have obtained planning & drawings for
CONVERSION TO A GARDEN ROOM, CREATING A PROPOSED LINK
FROM THE EXISTING DWELLING TO THE PROPOSED GARDEN
ROOM

SIDE 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 Edern (year 2024-25)

* Subject to availability *

COUNCIL TAX
Band G




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





NEWMINSTER ROAD

PENYLAN, CF23 5AP - £550,000

 3 Bedroom(s)
  2 Bathroom(s)
  2055.00 sq ft

* OFFERS OVER £550,000 *

We have the pleasure to offer for sale this simply stunning and unique detached home. The property has been renovated by the current owner and has a lovely mid century style interior to match the house, along with beautifully kept gardens surrounding the property. Offering an entrance hall, WC with storage, great size lounge to front, study, Kitchen, utility room, open plan dining / living area with wood burner, patio doors and feature open staircase. Upstairs there is a central landing, with three double bedrooms leading off, family bathroom and ensure shower room. Outside there is a gated drive offering off road parking. Plus a lovely side garden, storage area, and low maintenance rear garden, ideal for families and entertaining. Further boasting a DOUBLE GARAGE accessed both from the garden and side lane. This is currently being used as a home gym / overspill from the main house, but there is planning permission for a conversion to a garden room with a link to the main house.

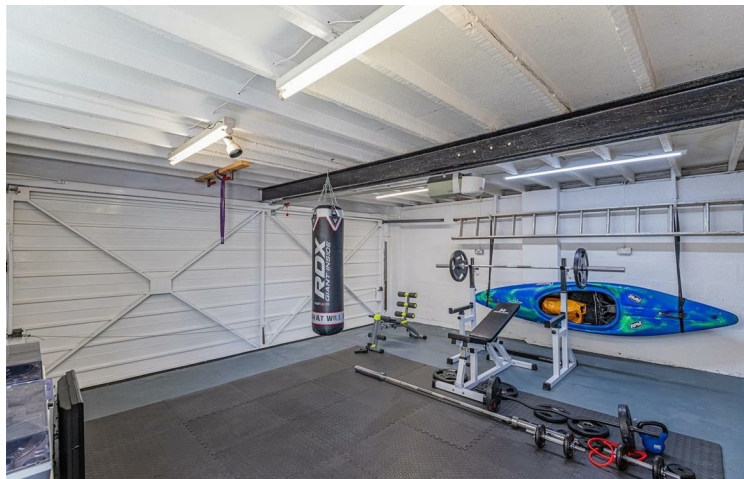
Located in a very quiet, yet convenient location with easy access onto Newport rd, as well as a short walk to Wellfield road. You also have a choice of parks to chose from with Waterloo Gardens on your doorstep. You are also within popular school catchment, making this a super family home !



PROPERTY SPECIALIST

Mr Ramzy Bancroft
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 Branch manager





All measurements are approximate and for display purposes only



Newminster Road, Penylan, Cardiff



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC