

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



DERI ROAD  
PENYLAN



#### ENTRANCE HALL

#### LOUNGE

3.63m x 3.43m (11'11" x 11'3")

#### DINING ROOM

3.63m x 3.91m (11'11" x 12'10")

#### KITCHEN

2.90m x 4.78m (9'6" x 15'8")

#### WC & UTILITY

#### LANDING

#### BEDROOM ONE

3.45m x 3.43m (11'4" x 11'3")

#### BEDROOM TWO

3.45m x 3.91m (11'4" x 12'10")

#### BEDROOM THREE

2.29m x 2.16m (7'6" x 7'1")

#### LOFT ROOM

3.56m x 3.63m (11'8" x 11'11")

#### GARDEN

#### TENURE

Freehold : To be confirmed by your legal advisor

#### 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 - F





## DERI ROAD

PENYLAN, CF23 5AJ - £475,000

 3 Bedroom(s)  1 Bathroom(s)  1345.00 sq ft

**\* OFFERS OVER £475,000 \***

A beautifully presented and spacious family home for sale in one of Penylan's favourite streets. This period property has a lovely blend of traditional features and modern additions, complimented by a neutral & bright interior. Offering an entrance hall with original tiled floor, through lounge diner which flows into the lovely kitchen with shaker style units. Upstairs there is a beautiful fitted bathroom, three bedrooms and handy loft room with storage. There is also a pretty front garden and landscaped garden accessed from both the kitchen and patio doors from the dining area. The garden is south facing, has built in seating, rear lane access and an outside toilet and utility room.

conveniently located with Mill Gardens & Waterloo Gardens on your doorstep, as well as local shops and schools a short walk away. A perfect family home in a beautiful and handy location.



### PROPERTY SPECIALIST

Mr Ramzy Bancroft  
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Branch manager





Deri Road, Penglan, Cardiff



Total Area: 127.9 m<sup>2</sup> ... 1377 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		79
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	