

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



ILTON ROAD
PENYLAN



ENTRANCE HALL

LOUNGE

3.81m x 3.63m (12'6" x 11'11")

DINING ROOM

3.15m x 3.68m (10'4" x 12'1")

KITCHEN / BREAKFAST ROOM

3.15m x 5.31m (10'4" x 17'5")

LANDING

BEDROOM ONE

5.03m x 3.63m (16'6" x 11'11")

BEDROOM TWO

3.00m x 3.58m (9'10" x 11'9")

BEDROOM THREE

2.87m x 2.72m (9'5" x 8'11")

BATHROOM

GARDEN

TENURE

Freehold. To be confirmed by your legal advisor

COUNCIL TAX

Band F

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 *



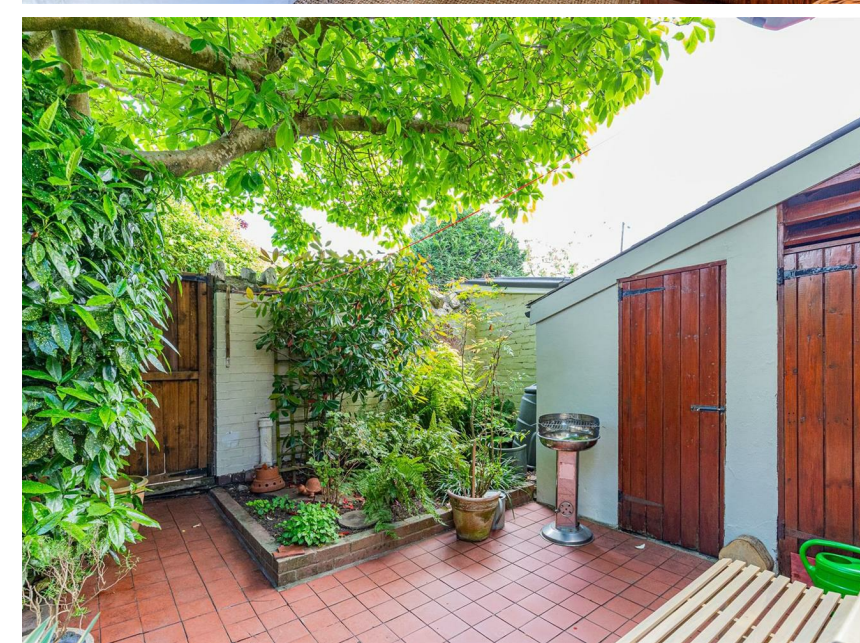


ILTON ROAD

PENYLAN, CF23 5DU - £450,000

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

*** Offers Over £450,000 *** Jeffery Ross are pleased to bring to the market this beautifully presented end terrace period home with lots of charm and character. The property briefly comprises of entrance hall, through lounge / dining room, and kitchen / breakfast room to the ground floor and to the first floor there are three double bedrooms and a family bathroom. Outside there is an enclosed rear terraced garden with lane access and out buildings. Situated in the sought after area of Penylan in a treelined road this property boasts many original features throughout and would make a perfect family home with close proximity to local shops, parks and schools as well as Cardiff City Centre.

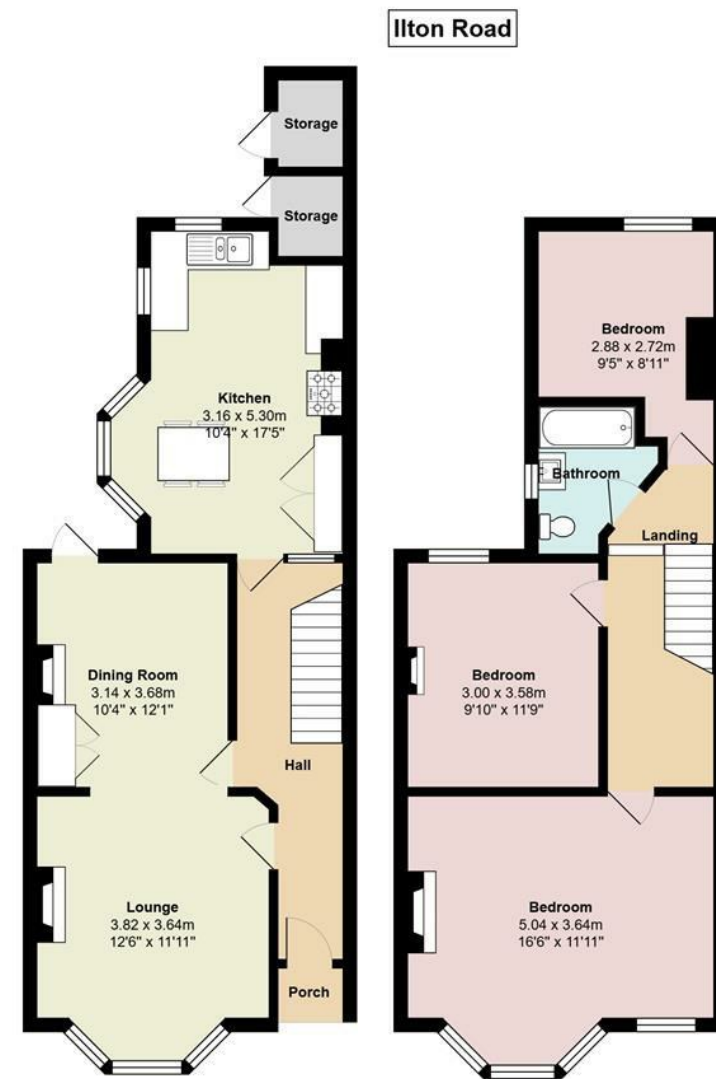


PROPERTY SPECIALIST
Mrs Amanda Trinder
amanda@jeffreyyross.co.uk
Senior valuer

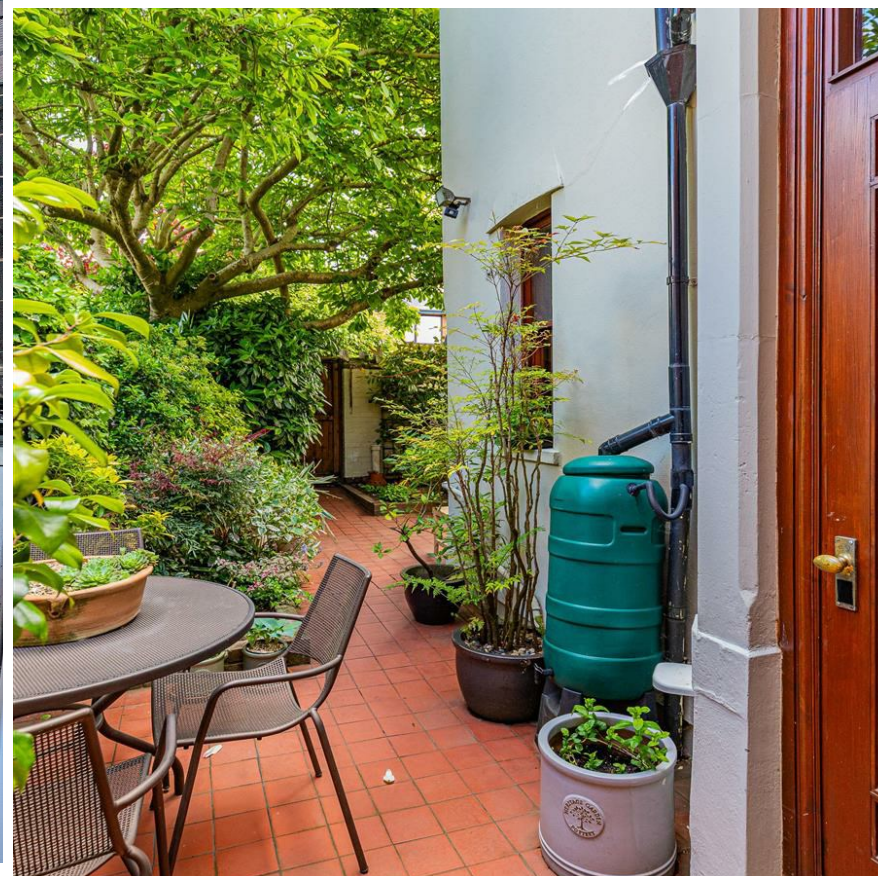




Ilton Road, Penylan, Cardiff



Total Area: 114.8 m² ... 1236 ft²
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		
England & Wales	EU Directive 2002/91/EC	