

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



KIMBERLEY ROAD  
PENYLAN





#### ENTRANCE HALL LEADING TO

**LOUNGE**  
3.89m x 4.60m (12'9" x 15'1")

**SITTING ROOM**  
3.51m x 5.03m (11'6" x 16'6")

**KITCHEN**  
2.74m x 6.55m (9'0" x 21'6")

**DINING AREA**  
6.40m x 2.13m (21'0" x 7'0")

**UTILITY**  
2.36m x 1.30m (7'9" x 4'3")

**WC**  
2.36m x 0.79m (7'9" x 2'7")

**BEDROOM ONE**  
4.34m x 4.17m (14'3" x 13'8")

**BEDROOM TWO**  
3.25m x 4.22m (10'8" x 13'10")

**EN SUITE**  
3.25m x 0.91m (10'8" x 3'0")

**BEDROOM THREE**  
2.64m x 3.25m (8'8" x 10'8")

**BEDROOM FOUR**  
2.64m x 2.84m (8'8" x 9'4")

**BATHROOM**  
1.85m x 4.34m (6'1" x 14'3")

**LOFT ROOM**  
6.93m x 4.14m (22'9" x 13'7")

**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 G










## KIMBERLEY ROAD

PENYLAN, CF23 5DN - £650,000

 4 Bedroom(s)  2 Bathroom(s)  1398.00 sq ft

An impressive and deceptively large end terrace period home. Showcasing a host of original features such as stained glass windows, fireplaces and original floors, giving the house a grand and charming feel. The property offers a lovely entrance hall, front lounge, sitting room, open kitchen diner with stained glass doors to the garden terrace. There is also an utility area and WC on the ground floor. On the first floor there are four good sized bedrooms with an ensuite shower room, plus a family bathroom with 4 piece suite. There is also a very good size loft room with stairs from the landing. Outside there is a beautiful mature garden with a South facing aspect, side access to front, and double doors from the lane, offering the option of parking a car off road.

Located on one of Penylan's most sought after streets, with a choice of high streets, coffee shops, and parks all within a stone's throw, as well as within very popular school catchment, this is a dream location.

Spread over three floors boasting lots of accommodation, this property would make a great family home.



### PROPERTY SPECIALIST

Mr Ramzy Bancroft  
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Branch manager







All measurements are approximate and for display purposes only



Kimberley Road, Penylan, Cardiff



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		
	52	75
England & Wales		EU Directive 2002/91/EC