

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



TY DRAW ROAD
PENYLAN



- ENTRANCE HALL
- LOUNGE SITTING ROOM
- UTILITY ROOM
- WC
- KITCHEN DINER
- LANDING
- FRONT BEDROOM
- BATHROOM
- MIDDLE BEDROOM
- REAR BEDROOM
- WC
- SHOWER ROOM
- REAR BEDROOM
- GARDEN
- GARAGE & PARKING
 - Electric charger point in the garage
- TENURE
 - Freehold- To be confirmed by your legal advisor
- SCHOOL CATCHMENT
 - Roath Park 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 I





TY DRAW ROAD

PENYLAN, CF23 5HB - £1,000,000



4 Bedroom(s)



2 Bathroom(s)



2290.00 sq ft

* OFFERS OVER £1,000,000 *

This charming period family home has been lovingly modernised by the current owners and is presented in immaculate condition throughout. The impressive, yet welcoming entrance hall (with underfloor heating) leads to a bright open plan lounge sitting room, featuring a log burner, gorgeous bay window which boasts views over Roath recreational grounds. The ground floor continues with a generously sized utility/boot room, complete with built-in storage, a separate sink, side access and a convenient WC. At the heart of the house is a superb kitchen family room with shaker kitchen units, a central island, and room for a large dining table. Patio doors open from the kitchen into the rear garden, providing excellent indoor/outdoor flow for entertaining and family life.

Upstairs, a bright landing with storage and a feature window overlooking the park serves four double bedrooms, as well as a beautifully appointed four-piece family bathroom, an additional shower room and a separate WC, offering flexibility for family living.

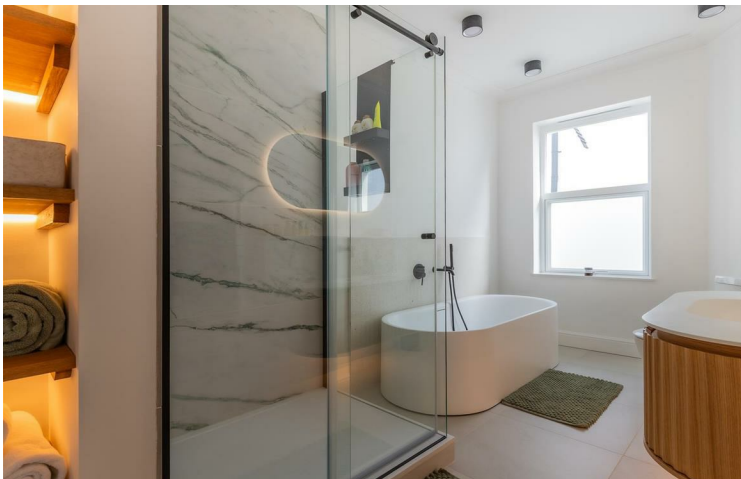
Outside, low maintenance, well-kept gardens with the rear garden featuring a large patio, lawn and rear decking. There is rear access, plus a good-sized garage for off-street parking and storage.

Located a short walk from popular local high streets and a selection of shops, cafes and amenities, making it a very convenient spot. The property also falls within the catchment for highly regarded local schools, making it an ideal family home.

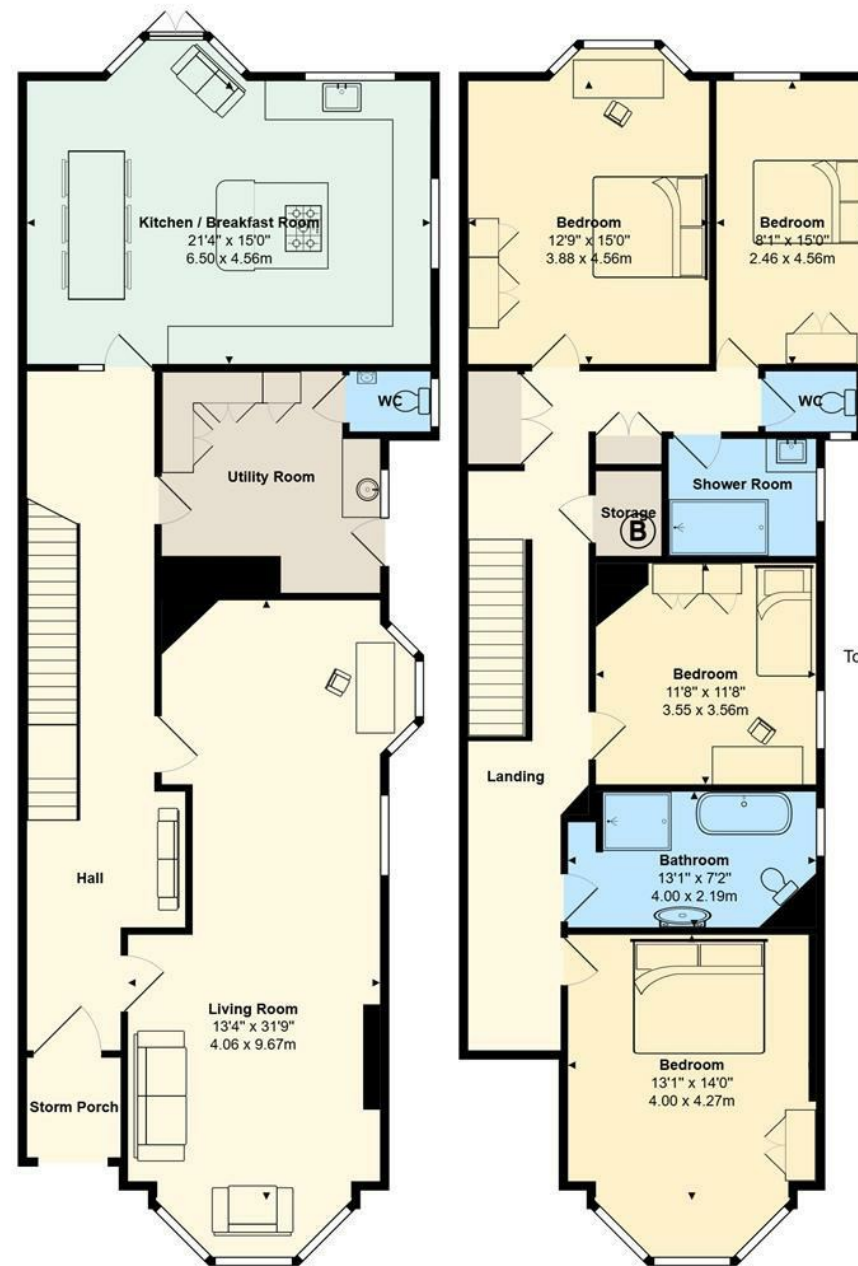
PROPERTY SPECIALIST

Mr Ramzy Bancroft
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Branch manager





Ty Draw Road, Penylan, Cardiff



Ty Draw Road
Total Area: 2290 ft² ... 212.8 m²
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	