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CARDIFF

VALE

CAERPHILLY

BRISTOL

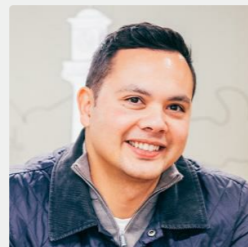
Ty Draw Road

PENYLAN



A lovely double fronted DETACHED property, in a great spot overlooking the Pleasure Gardens !

Comments by Mr Ramzy Bancroft

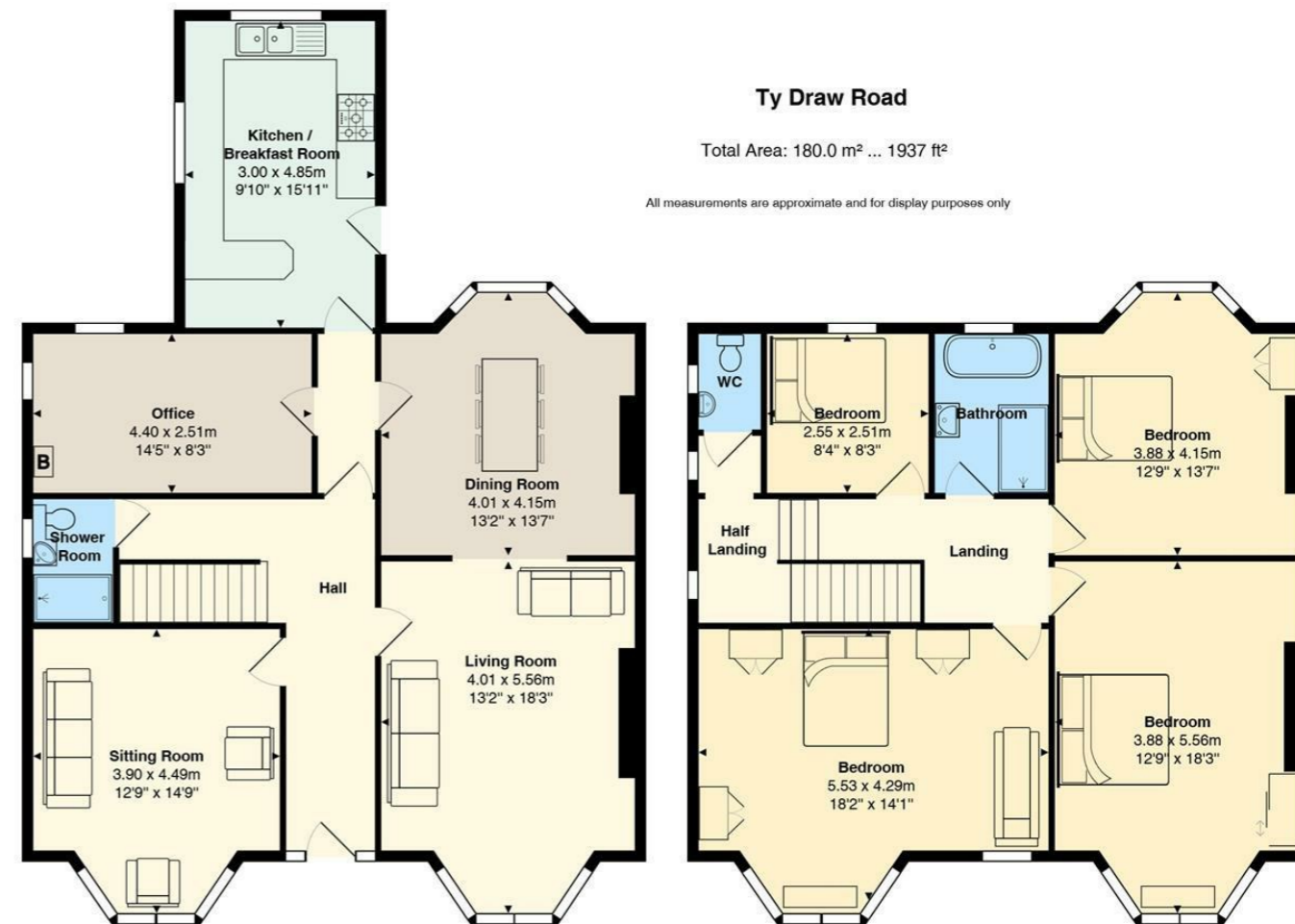


Property Specialist
Mr Ramzy Bancroft
 Branch manager

Ramzy@jeffreycross.co.uk



Comments by the Homeowner





Ty Draw Road

Penylan, Cardiff, CF23 5HD

Offers Over

£750,000



4 Bedroom(s)



2 Bathroom(s)



1900.00 sq ft



Contact our
Penylan Branch
02920 499680

We are pleased to offer for sale this stunning DOUBLE FRONTED, DETACHED property, located on TY DRAW ROAD. This home has a few stand out and rare to the area features such as a DRIVE WAY, GARAGE, and views over Roath Pleasure Gardens. Offering roughly 1900 ft2 of space, made up of a central entrance hall, sitting room, lounge, dining room, study, shower room, and kitchen to the ground floor. Upstairs there is a bathroom, separate WC, and four great size bedrooms, with two benefiting from elevated views over the park. Outside there are lovely front and rear gardens, plus the option of off road parking, side access, and a garage to rear/ side. Located in a super spot with shops and green spaces such as Roath Park, within a short walk, as well as popular schools, making it a great family home !





Front	WC
Hall	Bedroom 4
Living room	Garden
Lounge	Garage & driveway
Shower room	Tenure Freehold, but this is to be confirmed by your solicitor
Dining room	Council tax Band - G
Kitchen	School catchment Roath Park Primary School (year 2026) Cardiff High School (year 2026) Ysgol Y Berllan Deg (year 2026) Ysgol Gyfun Gymraeg Bro Ederm (year 2026) * subject to change and availability
Landing	
Bathroom	
Bedroom 1	
Bedroom 2	
Bedroom 3	





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

