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CARDIFF

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BRISTOL



*Turnham Green*

PENYLAN



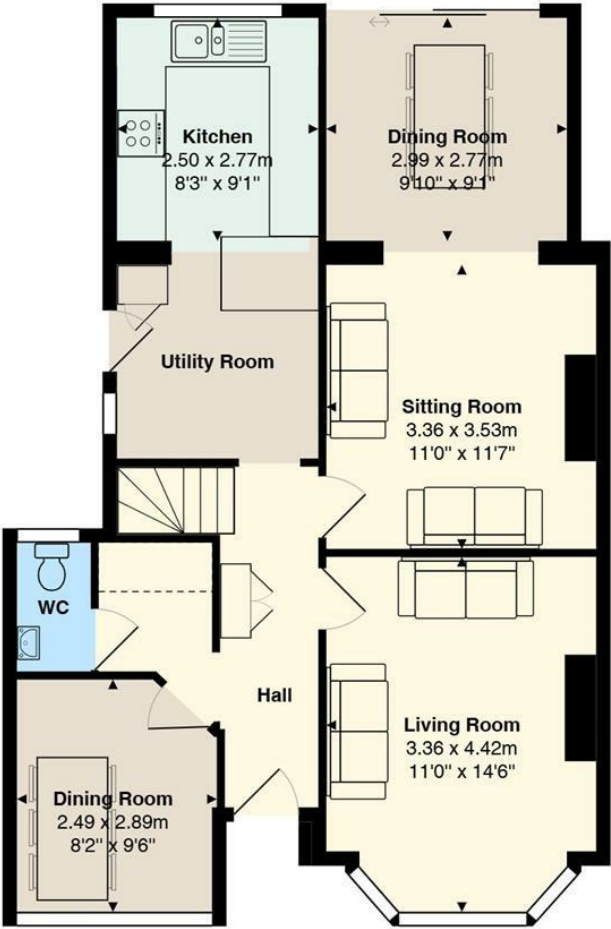
Spacious, immaculate three double bedroom family home with ample parking and good size rear garden.

Comments by Mrs Amanda Trinder



**Property Specialist**  
**Mrs Amanda Trinder**  
Senior valuer

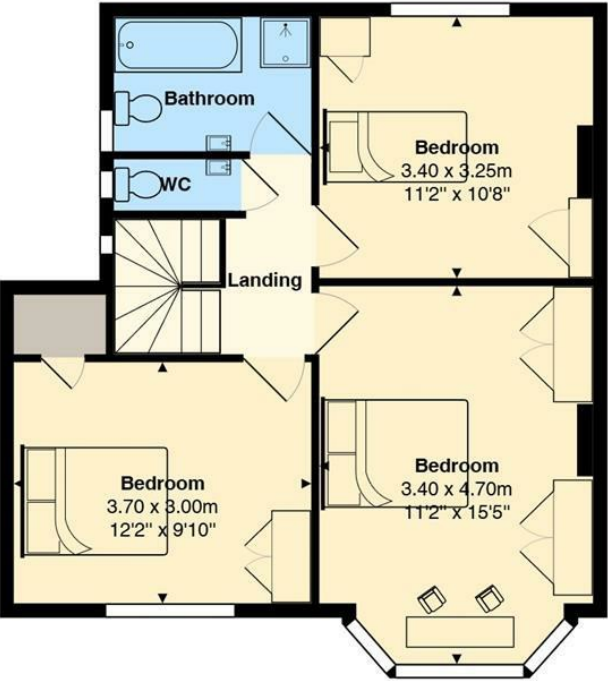
[amanda@jeffreycross.co.uk](mailto:amanda@jeffreycross.co.uk)



Turnham Green

Total Area: 118.1 m² ... 1271 ft²

All measurements are approximate and for display purposes only



Comments by the Homeowner



# Turnham Green

*Penylan, Cardiff, CF23 9DL*

£475,000



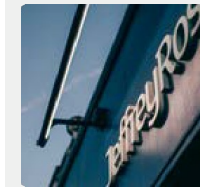
3 Bedroom(s)



2 Bathroom(s)



1087.00 sq ft



Contact our  
***Penylan Branch***

02920 499680

Jeffrey Ross are pleased to bring to the market this immaculate three double bedroom family home in the heart of Penylan. The property benefits from entrance hall, three reception rooms, kitchen, utility and W.C to the ground floor and to the first floor there are three DOUBLE bedrooms, family bathroom and separate W.C. Outside there is a good size, enclosed rear garden with sheds, undercroft shelter and patio. To the front there is ample parking for approx. 5 cars.

Nestled in a quiet close with close proximity to local shops, parks, amenities as well as Cardiff City centre .

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|                                                    |                                                                                                                                                                                                      |
|----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Entrance Hall                                      | Bedroom Three 12'2 x 9'10 (3.71m x 3.00m)                                                                                                                                                            |
| Lounge 11'0 x 14'6 (3.35m x 4.42m)                 | Bathroom                                                                                                                                                                                             |
| Dining Room / Play Room 8'2 x 9'6 (2.49m x 2.90m)  | W.C                                                                                                                                                                                                  |
| Sitting Room 11'0 x 11'7 (3.35m x 3.53m)           | Garden                                                                                                                                                                                               |
| Kitchen 8'3 x 9'1 (2.51m x 2.77m)                  | Drive                                                                                                                                                                                                |
| Dining / Breakfast Room 9'10 x 9'1 (3.00m x 2.77m) | Tenure<br>Freehold - This is to be confirmed with your legal representative.                                                                                                                         |
| Utility Room                                       | Council Tax<br>Band F                                                                                                                                                                                |
| W.C                                                | School Catchemnt<br>Marlborough Primary School<br>Cardiff High School                                                                                                                                |
| Landing                                            | Ysgol Y Berllan Deg<br>Ysgol Gyfun Gymraeg Bro Edern<br>Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary<br>School catchment areas are yet to be established. Applications are welcomed. |
| Bedroom  One 11'2 x 15'5 (3.40m x 4.70m)           |                                                                                                                                                                                                      |
| Bedroom Two 11'2 x 10'08 (3.40m x 3.25m)           |                                                                                                                                                                                                      |

\* Subject to availability \*





| 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<br>2002/91/EC |

