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CARDIFF

VALE

CAERPHILLY

BRISTOL




Harrismith Road

PENYLAN



Beautifully presented four bedroom family home in a prime location close to local parks and schools.

Comments by Mrs Amanda Trinder



Property Specialist
Mrs Amanda Trinder
 Senior valuer
 amanda@jeffreycross.co.uk



Total Area: 1927 ft² ... 179.0 m² (excluding store)

All measurements are approximate and for display purposes only

We love the house due to the feeling of peace and quiet in the busyness of a major city. Close to nature and restaurants a beautiful house for a couple or a family. Perfect place for parties inside or outside with the use of the bifold doors

Comments by the Homeowner





Harrismith Road

Penylan, Cardiff, CF23 5DG

£600,000



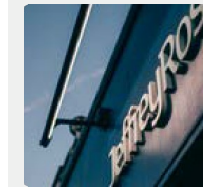
4 Bedroom(s)



2 Bathroom(s)



1927.00 sq ft



Contact our
Penylan Branch

02920 499680

Jeffrey Ross are pleased to bring to the market this immaculate end terrace four bedroom family home in a prime location. The property benefits from period entrance hall, lounge with period features and wood burner, extended open plan lounge/ diner / kitchen area with wood burner and bi-fold doors leading to the rear garden, ground floor W.C and utility room. To the first floor there are three good size bedrooms and family bathroom and to the top floor there is a beautifully converted loft room with en-suite. Outside there is a walled private rear garden with patio and side access with large storage space. Situated in a prime location with a short walk to local shops, parks, schools and amenities as well as Cardiff City Centre.





Entrance Hall	Garden
Lounge 14'10 x 14'3 (4.27m/3.05m x 4.34m)	Storage Side of the property has side access via storage space.
Kitchen / Dining / Day Room 22'3 x 27'10 (6.78m x 8.48m)	Tenure Freehold- To be confirmed by your legal advisor
Landing	Council Tax Band F
Bedroom One 12'5 14'7 (3.78m 4.45m)	School Catchment Marlborough Primary School Cardiff High School
Bedroom Two 13'3 x 13'11 (4.04m x 4.24m)	Ysgol Y Berllan Deg Ysgol Gyfun Gymraeg Bro Edern
Bedroom Three 9'9 x 8'5 (2.97m x 2.57m)	* Subject to availability *
Bathroom	
Second Floor Landing	
Bedroom Four 16'1 x 15'1 (4.90m x 4.60m)	
En-Suite	









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

