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CARDIFF

VALE

CAERPHELLY

BRISTOL


*Hampton Crescent West*

CYNCOED



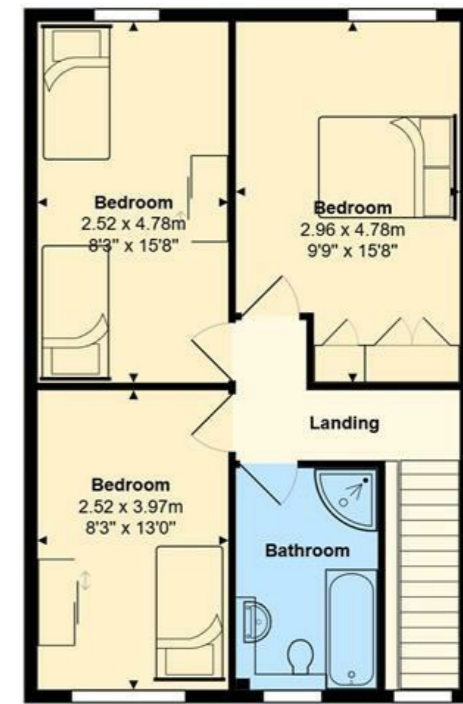
*A delightful three double bedroom semi detached home with a magical garden.*

Comments by Mrs Amanda Trinder



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

**Hampton Crescent West**



Total Area: 117.9 m<sup>2</sup> ... 1269 ft<sup>2</sup>

All measurements are approximate and for display purposes only

*A spacious, lovingly cared for family home in a quiet, safe setting, perfectly located for tranquil walks around Llanishen and Lisvance reservoirs - now ready to welcome its new chapter.*

Comments by the Homeowner





# Hampton Crescent

*Cyncoed, Cardiff, CF23 6RB*

£450,000



3 Bedroom(s)



1 Bathroom(s)



1269.00 sq ft



Contact our  
**Penylan Branch**

02920 499680

Jeffrey Ross are pleased to bring to the market this beautiful three double bedroom semi detached family home in a sought after location. The property benefits from entrance porch, entrance hall, modern kitchen / breakfast room, lounge with patio doors onto picturesque rear garden, converted garage currently used as a sitting room / music Room and W.C to the ground floor, to the first floor there are three double bedrooms and a family bathroom with separate shower. Outside there is a beautiful well maintained rear garden with a shallow brook running through and a bridge to the far end of the garden. To the front of the of the property is a well maintained garden with off road parking.

Situated in a quiet leafy road with close proximity to local shops, parks, amenities as well as Cardiff High School.





Entrance Porch	Garden
Entrance Hall	Tenure Freehold - This is to be confirmed with your legal representative.
Lounge 18'4 x 12'4 (5.59m x 3.76m)	Council Tax Band F
Kitchen / Breakfast Room 11'11 x 16'5 (3.63m x 5.00m)	School Catchment
Sitting / Music Room 8'5 x 15'0 (2.57m x 4.57m)	
Ground Floor W.C	
Landing	
Bedroom One 9'9 x 15'8 (2.97m x 4.78m)	
Bedroom Two 8'3 x 15'8 (2.51m x 4.78m)	
Bedroom Three 8'3 x 13'0 (2.51m x 3.96m)	
Bathroom	





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

