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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Axminster Road*

PENYLAN





*Immaculate four bedroom family home in a prime location with close proximity to local shops, parks, amenities as well as Cardiff City Centre.*

Comments by Mrs Amanda Trinder



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

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

Axminster Road



Total Area: 144.3 m² ... 1553 ft²

All measurements are approximate and for display purposes only

*Original features... bay windows in both the front and rear of the property. The tiled front entrance, fire places, high ceilings. Beautiful woodburner. Bright rooms no matter what time of the day an a quiet street.*

Comments by the Homeowner







# Axminster Road

Penylan, Cardiff, CF23 5AR

£520,000

4 Bedroom(s) 2 Bathroom(s) 1553.00 sq ft



Contact our

**Penylan Branch**

02920 499680

Jeffrey Ross are pleased to bring to the market this beautifully presented four bedroom family home in a prime location. The property benefits from period entrance hall, lounge with original fire place, open plan kitchen / diner /day room with wood burner, utility room and W.C to the ground floor and to the first floor there are three bedrooms and a modern family bathroom, on the second floor there is a spacious converted loft room with en-suite and eves storge. Outside there is an enclosed beautifully presented rear garden with Astro turf, patio, shed and rear lane access.

Situated in a prime location with easy access to local shops, parks, schools, amenities as well as Cardiff city centre.







|                                                       |                                                                                    |
|-------------------------------------------------------|------------------------------------------------------------------------------------|
| Entrance Hall                                         | Garden                                                                             |
| Lounge 14'5 x 15'0 (4.39m x 4.57m)                    | Tenure                                                                             |
| Dining Room 11'8 x 14'5 (3.56m x 4.39m)               | Freehold - This is to be confirmed with your legal representative.                 |
| Kitchen 6'4 x 21'4 (1.93m x 6.50m)                    | Council Tax                                                                        |
| Utility / Ground Floor W.C                            | Band F                                                                             |
| Landing                                               | School Catchment                                                                   |
| Bedroom One 13'3 x 15'0 (4.04m x 4.57m)               | Marlborough Primary School (year 2024-25)<br>Cardiff High School (year 2024-25)    |
| Bedroom Two 13'3 x 14'5 (4.04m x 4.39m)               | Ysgol Y Berllan Deg (year 2024-25)<br>Ysgol Gyfun Gymraeg Bro Edern (year 2024-25) |
| Bedroom Three 7'1 x 8'5 (2.16m x 2.57m)               | * Subject to availability *                                                        |
| Bathroom                                              |                                                                                    |
| Bedroom Four / Loft Room 11'11 x 15'1 (3.63m 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                                   |         | 75                         |
| (55-68) D                                   | 66      |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

