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CARDIFF VALE CAERPHILLY BRISTOL





*A stunning example of an end terrace period home.*

Comments by Mrs Amanda Trinder




**Property Specialist**

Mrs Amanda Trinder

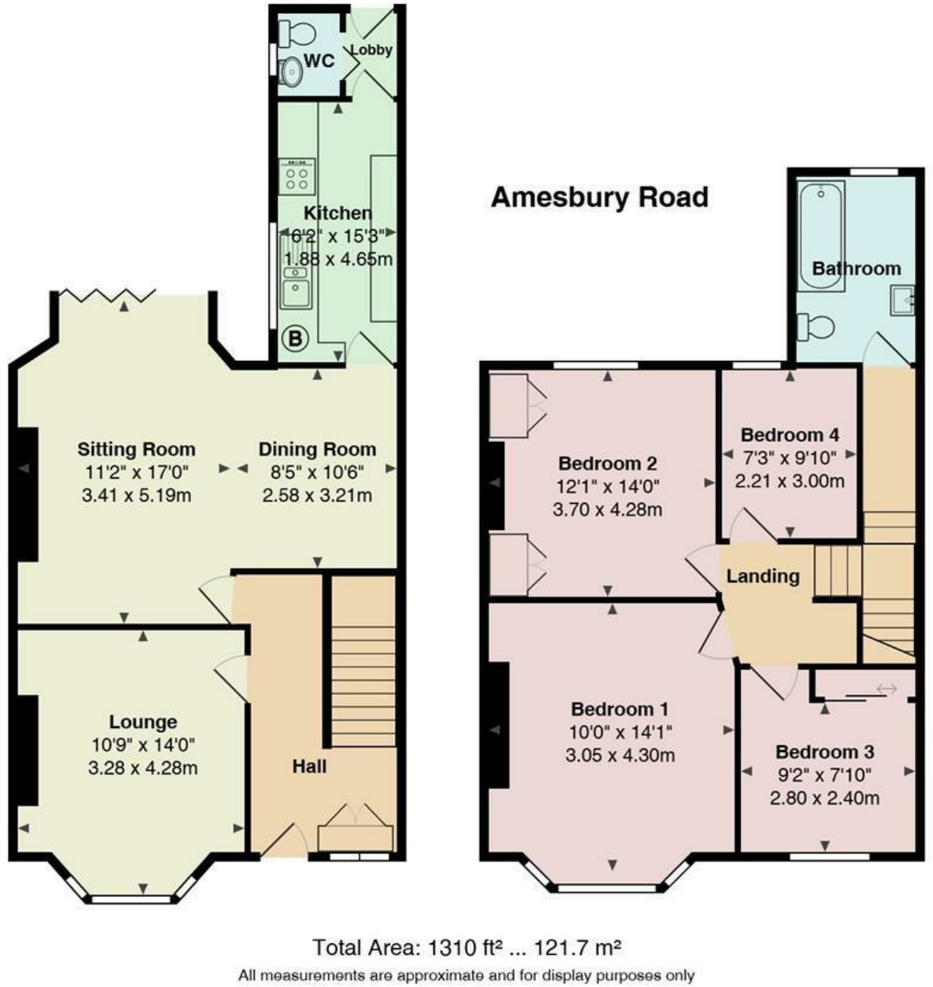
Senior valuer

amanda@jeffreyross.co.uk


*"What we love most about our home is its wonderful sense of space, high ceilings and beautiful original features. Natural light fills every part of the house, while the garden is a real sun trap — perfect for relaxing and enjoying the sunshine. All of this, together with our lovely, peaceful neighbours, makes it a truly special place to live."*

Comments by the Homeowner





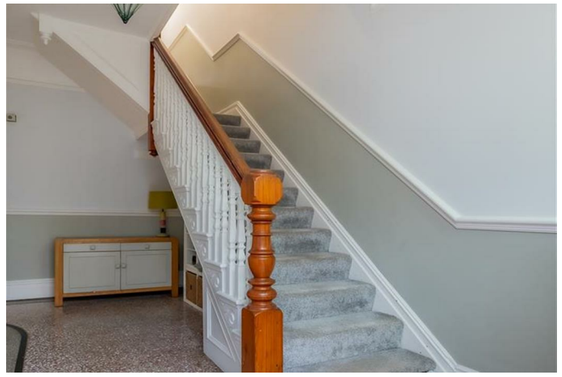

Total Area: 1310 ft² ... 121.7 m²

All measurements are approximate and for display purposes only









# Amesbury Road

*Penylan, Cardiff, CF23 5DX*

Offers Over

## £500,000

4 Bedroom(s) | 2 Bathroom(s) | 1310.00 sq ft



Contact our
*Penylan Branch*
02920 499680

* OFFERS OVER £500,000 *
Nestled on the charming Amesbury Road in the desirable area of Penylan, Cardiff, this exquisite four-bedroom end terrace period property offers a perfect blend of classic elegance and modern living. Spanning an impressive 1,310 square feet, the home is presented in immaculate condition throughout, showcasing original features that add character and charm.

Upon entering, you are greeted by two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings. The property boasts bi-fold doors that seamlessly connect the indoor space to the delightful rear garden. This feature not only enhances the natural light but also creates a wonderful flow for outdoor entertaining during the warmer months.

The property comprises four well-proportioned bedrooms, providing ample space for family living or accommodating guests. With two bathrooms, morning routines are made easy, ensuring convenience for all residents. There is a well maintained rear garden, plus a great size shed to side offering handy storage and access front to back.

Situated in close proximity to local shops, parks, and a variety of amenities, this home is perfect for those seeking a vibrant community atmosphere. Additionally, Cardiff city centre is just a short distance away, offering a wealth of cultural, dining, and shopping experiences.





Entrance Hall

Lounge 10'9 x 14'0 (3.28m x 4.27m)

Sitting Room 11'2 x 17'0 (3.40m x 5.18m)

Dining Room 8'5 x 10'6 (2.57m x 3.20m)

Kitchen 15'3 x 6'2 (4.65m x 1.88m)

Lobby

W.C

Landing

Bedroom One 10'00 x 14'1 (3.05m x 4.29m)

Bedroom Two 12'1 x 14'0 (3.68m x 4.27m)

Bedroom Three 9'2 x 7'10 (2.79m x 2.39m)

Bedroom Four 7'3 x 9'10 (2.21m x 3.00m)

Bathroom

Garden

## Outside

Good size shed / storage room to side of the property, access from front and rear

## Tenure

Freehold - This is to be confirmed with your legal representative.

## Council Tax

Band F

## School Catchment

Marlborough Primary School (year 2024-25)
Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

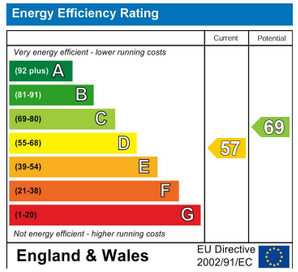
* Subject to availability *






ROATH PARK




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
57
69
England & Wales
EU Directive 2002/91/EC



