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CARDIFF VALE CAERPHILLY BRISTOL



Boleyn Walk

PENYLAN



A rare property for the area. To get this space, detached and parking, is very attractive for Penylan

Comments by Mr Ramzy Bancroft



Property Specialist

Mr Ramzy Bancroft

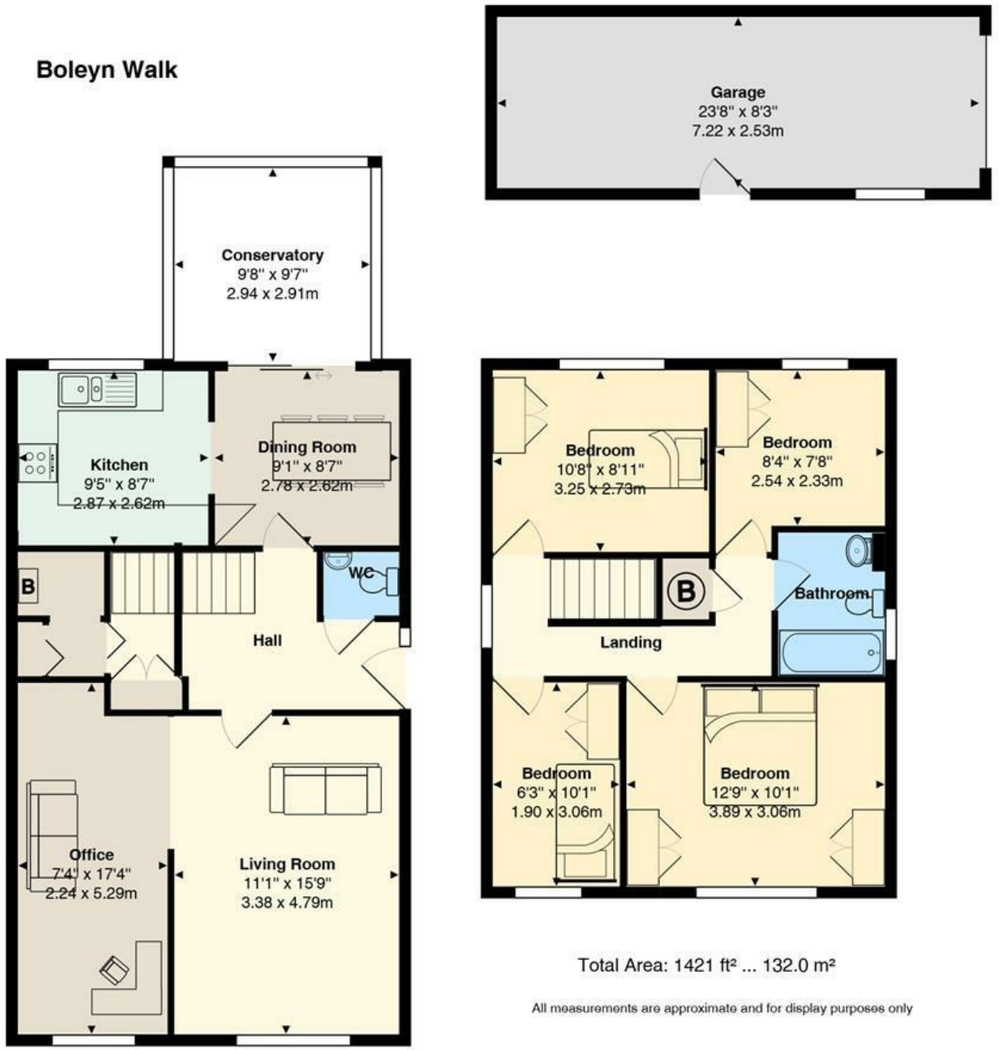
Branch manager

Ramzy@jeffreyross.co.uk

" A lovely family home, just off the park, with lots of shops and schools a short walk away. very quiet, for such a central location. There is also a newly fitted boiler"

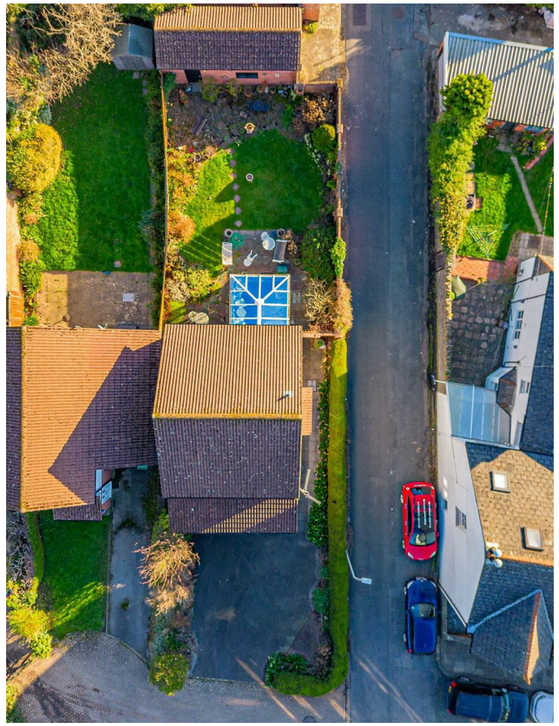
Comments by the Homeowner













Boleyn Walk

Penylan, Cardiff, CF23 5HR

Asking Price

£550,000

4 Bedroom(s) | 1 Bathroom(s) | 1211.00 sq ft



Contact our
Penylan Branch
02920 499680

* DETACHED * * NO CHAIN * CORNER PLOT *
Nestled in the very desirable area of Penylan / Roath Park is this charming detached house on Boleyn Walk. Spanning an impressive 1,211 square feet, this property boasts four spacious bedrooms, making it an ideal family home. The layout includes two inviting reception rooms, kitchen diner, ground floor toilet and conservatory which overlooks the lovely garden. Upstairs there are four bedrooms and bathroom. Recently redecorated and carpeted offering a bright and natural interior.
The property is situated in a very quiet location & on a generous corner plot, with a GARAGE to rear with access from the side street. There is also off road parking to front with a good size driveway for 3 cars.
This home is not only practical but also perfectly positioned to enjoy the local amenities and parks that this area has to offer, as well as being within great school catchment, making this a perfect family home.

In summary, this detached house on Boleyn Walk is a wonderful opportunity for anyone seeking a spacious and well-located family home in Cardiff. Offered to market with NO ONWARD CHAIN





Entrance Hall

Lounge 11'1" x 15'9" (3.38m x 4.80m)

Dining Room 9'1" x 8'7" (2.77m x 2.62m)

Kitchen 9'5" x 8'7" (2.87m x 2.62m)

Conservatory 9'8" x 9'7" (2.95m x 2.92m)

WC

Office 7'4" x 17'4" (2.24m x 5.28m)

Bedroom One 12'9" x 10'1" (3.89m x 3.07m)

Bedroom Two 10'8"x 8'11" (3.25mx 2.72m)

Bedroom Three 8'4" x 7'8" (2.54m x 2.34m)

Bedroom Four 6'3" x 10'1" (1.91m x 3.07m)

Bathroom

Tenure

Freehold - To be confirmed by your legal advisor

Garden

Garage 8'3" x 23'7" (2.53m x 7.21m)

Accessed from the side road, and door and window from garden

Council Tax

Band F

School Catchment

Marlborough Primary School
Cardiff High School

Ysgol Y Berllan Deg
Ysgol Gyfun Gymraeg Bro Edern

* Subject to Availability *

Additional Info

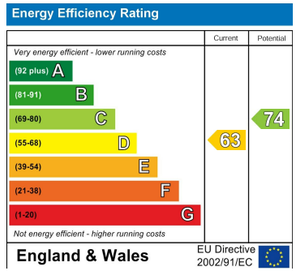
The sellers inform us there is a newly fitted boiler, but this is to be verified by your solicitor / surveyor


THE HISTORY OF
ENGLAND








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
63
74
England & Wales
EU Directive 2002/91/EC



