
Lady Mary Road
PENYLAN



A very impressive and extended detached home undergone a full renovation. A great opportunity in a super location. A show stopper of a family home !

Comments by Mr Ramzy Bancroft



Property Specialist

Mr Ramzy Bancroft

02920 499680
Ramzy@jeffreyross.co.uk

" A High standard of finish throughout , & Great location (proximity to roath park)"

Comments by Homeowner







Lady Mary Road

Penylan, Cardiff, CF23 5NS

Asking Price

£1,100,000

4 Bedroom(s) | 4 Bathroom(s) | 2924.00 sq ft

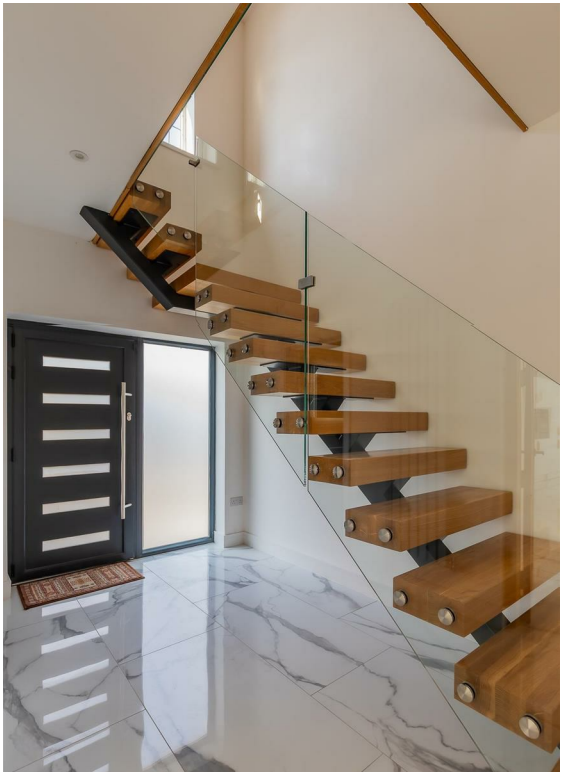


Contact our
Penylan branch

02920 499680

A stunning detached family home
This property has undergone an extensive renovation inside and out, offering a super family home. Packed full of modern features and additions making this an exceptional contemporary home to fit any modern family. Upon entering you are greeted by a full high entrance with feature glass floating stairs, WC, Lounge area, dining area, and impressive open plan kitchen dining living space with glass doors leading to the garden. There is also a secondary kitchen/ utility room with access to the integral storage area. Upstairs there are four luxurious double bedrooms, ensuite shower room, and show stopping main bedroom boasts a walk through dressing room and ensuite. On the top floor is a large double bedrooms with ensuite shower room. Outside offers landscaped gardens, with a paved front offering off road parking for multiple spaces for cars to park, plus electric gates. To the rear there is a good size patio and lawn an offers a private outlook. The property is located in a highly desirable location with Roath Park Lake at the end of the road, as well as a choice of shops and amenities. This location is also with a short walk to the University Hospital of Wales, and within popular school catchment, making this a dream family home.
OFFERED WITH NO ONWARD CHAIN


SAMSUNG







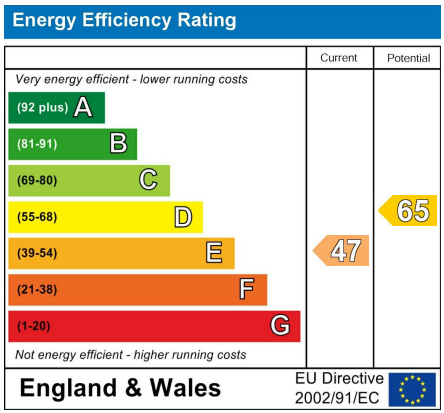











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
47
65
England & Wales
EU Directive 2002/91/EC





Gated driveway

Front Hall

Toilet

Lounge

Dining area

Open plan kitchen

Utility / 2nd kitchen

Storage

Landing

Bedroom 1

Dressing room

Ensuite shower room

Bedroom 2

Ensuite shower room

Bedroom 3

Bathroom

2nd floor landing

Bedroom 4

Ensuite shower room

Garden

Tenure

Freehold, but this is to be confirmed by your solicitor

School catchment

Lakeside Primary School
Ysgol Y Berllan Deg

Cardiff High School
Ysgol Gyfun Gymraeg Bro Edern

* subject to availability & change

Council tax

Band H



Total Area: 274.0 m² ... 2949 ft²

All measurements are approximate and for display purposes only

www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL