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CARDIFF VALE CAERPHILLY BRISTOL



Ffordd Dowell

PENYLAN



A truly beautiful home. The whole property has been meticulously curated and immaculately presented to an incredibly high standard, you really could move straight in. The finish is impeccable! We expect this to be very popular. Book your viewing today and don't miss out. Call the office on 02920 499680.

Comments by Mr Max Tustin



Property Specialist

Mr Max Tustin

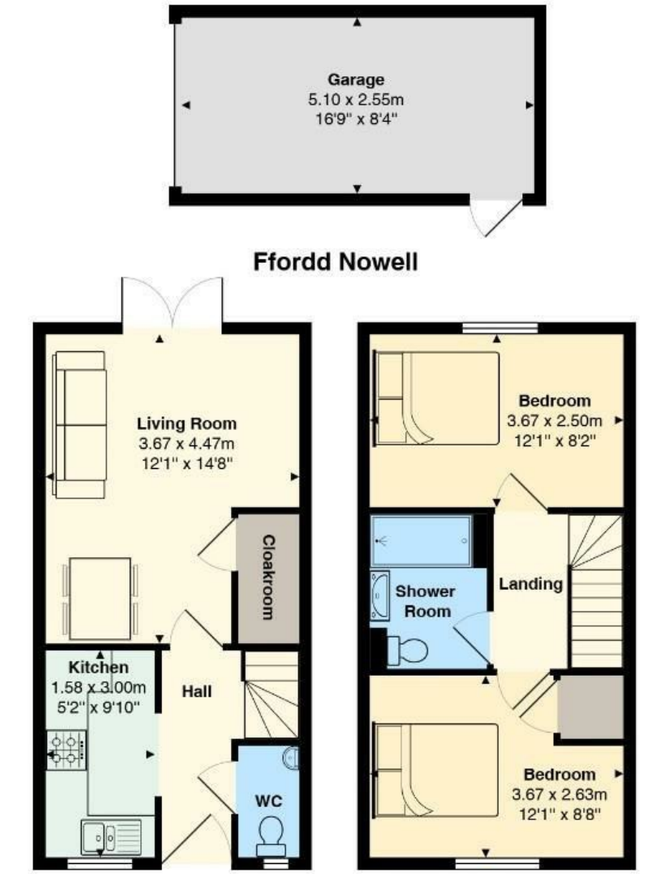
Sales Negotiator

max@jeffreyross.co.uk

We have loved living here. Its a great area, and the neighbours have been wonderful. It's so close to all that Roath has to offer. We hope the new buyers love it as much as we have!

Comments by the Homeowner





Total Area: 68.6 m² ... 738 ft²

All measurements are approximate and for display purposes only









Ffordd Nowell

Penylan, Cardiff, CF23 9FB

Asking Price

£290,000

2 Bedroom(s) | 1 Bathroom(s) | 738.00 sq ft



Contact our

Penylan Branch

02920 499680

Nestled in the charming area of Penylan, Cardiff, this delightful semi-detached house on Ffordd Nowell offers a perfect blend of comfort and convenience. Spanning an inviting 738 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a cosy reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the home is thoughtfully designed, ensuring that every space is utilised effectively. The property also boasts a recently refurbished and very stylish bathroom, catering to all your daily needs.

The garden isa good size for the area, with patio and lawned garden. The side access is a useful extra. There is parking available for two vehicles, and the addition of the detached garage is excellent. Great for storage or an additional parking space.

The location itself is a significant draw, with Roath known for its great food and drink options. The close proximity to local amenities, parks, and excellent transport links, makes it a prime location. the school catchment is another strong draw, as the property falls with in Cardiff High school Catchment area.

This semi-detached house presents a wonderful opportunity for those looking to settle in a vibrant area while enjoying the comforts of a well-maintained home. Whether you are a first-time buyer or seeking a rental property, this charming residence is sure to impress. Do not miss the chance to make this lovely house your new home.





Hall

W/C

Kitchen 5'2" x 9'10" (1.58 x 3.00)

Living Room 12'0" x 14'7" (3.67 x 4.47)

to the first floor

Bedroom 12'0" x 8'7" (3.67 x 2.63)

Shower Room

Bedroom 12'0" x 8'2" (3.67 x 2.50)

Garage 16'8" x 8'4" (5.10 x 2.55)

Tenure

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

Council Tax

BAND D

School Catchment

English medium primary catchment area is
Marlborough Primary School
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.

English medium secondary catchment area is
Cardiff High School`

Welsh medium primary catchment area is
Ysgol Y Berllan Deg
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.

Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Bro Edern








YETI
AEG

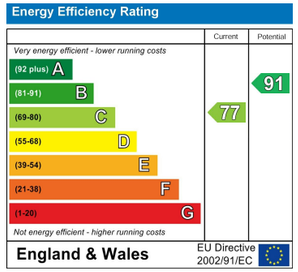

YETI






AEG




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
77
91
England & Wales
EU Directive 2002/91/EC



