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CARDIFF VALE CAERPHILLY BRISTOL



Sturminster Road

PENYLAN



Immaculate Ground Floor Apartment with private garden , garage and drive.

Comments by Mrs Amanda Trinder



Property Specialist

Mrs Amanda Trinder

Senior valuer

amanda@jeffreyross.co.uk

I fell in love with this flat's blend of contemporary and period style, and with its location in the heart of Penylan

Comments by the Homeowner



Sturminster Rd, Roath, CRF

Ground Floor Flat Interior Area 768.66 sq ft



0 4 8 ft

N

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.









Sturminster Road

Penylan, Cardiff, CF23 5AQ

£300,000

2 Bedroom(s) | 1 Bathroom(s) | 768.00 sq ft



Contact our
Penylan Branch
02920 499680

JeffreyRoss are proud to bring to the market this exceptional example of a ground floor apartment in the area. The property has been fully renovated in recent years to include entrance hallway, 2 large bedrooms with the master benefiting an ensuite and second bedroom having options for a further ensuite / home office or walk in wardrobe*, the rear of the property has been opened up to create stylish modern fitted kitchen with island and open plan living and dining area with bi-folding doors onto your own garden. To the front is driveway parking and garage storage. This apartment is rare and perfect for all looking to downsize, invest or buy for the first time given the finish and attention to detail. The property is offered with no onward chain and benefits a share of the freehold.

Take a closer look at our interactive virtual tour, which allows you to measure and space plan your own furniture.





Communal Entrance Hall

Entrance Hall

Open Plan Kitchen / Lounge 24'11 x 11'10 (7.59m x 3.61m)

Bay Fronted living room / Bedroom One 13'9 x 12'10 (4.19m x 3.91m)

Bedroom Two 11'8 x 12'2 (3.56m x 3.71m)

En-Suite

W.C

Garage

Garden

Driveway

Tenure

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

Service Charge

Buildings insurance split 50/50 along with maintenance as and when it occurs.

Lease Details

999 Years from February 2003

Council Tax

Band D

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)

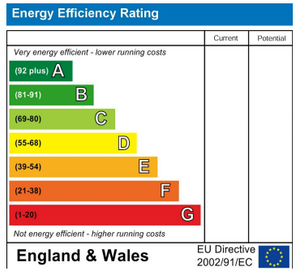
* Subject to availability *




CHAMPAGNE
De ROCHEGRE
ORTIZ


CAMPARI
L'aperitivo




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
England & Wales
EU Directive 2002/91/EC



