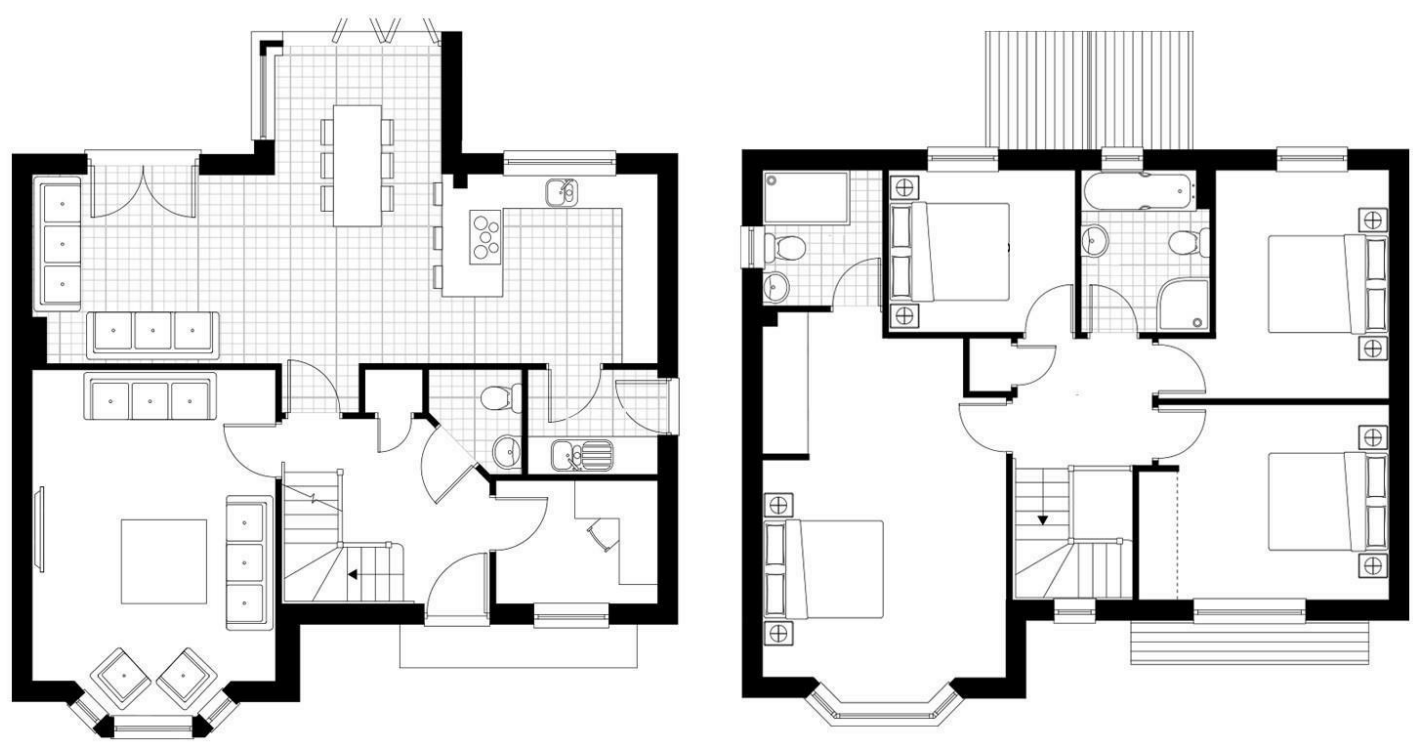




# Usk Road

4 Bedrooms - Cardiff - CF14 0NN - £599,950 Freehold



Virtual Reality & 3D Scaled models of all of our properties for sale. You can even walk around them on our website



**Pontcanna**  
223-225 Cathedral Road  
Pontcanna, Cardiff  
CF11 9PP

**Roath**  
38 Wellfield Road  
Roath, Cardiff  
CF24 3PB

**Llanishen**  
54 Station Road  
Llanishen, Cardiff  
CF14 5LU

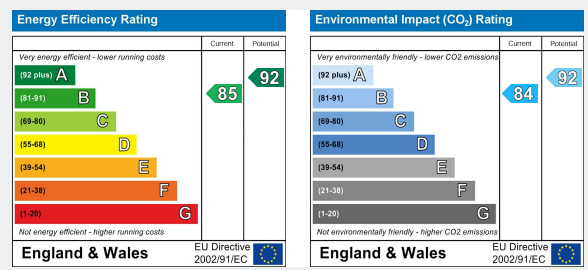
**Cathays**  
89 Woodville Road  
Cathays, Cardiff  
CF24 4DX

029 2049 9680  
info@jeffreycross.co.uk  
www.jeffreycross.co.uk

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JeffreyRoss





**- GROUND FLOOR -**

**Lounge**

5.54m into bay x 3.92m (18'2" into bay x 12'10")

**Study**

2.59m x 1.95m (8'5" x 6'4")

**WC**

1.66m x 1.49m (5'5" x 4'10")

**Kitchen area**

3.50m x 2.99m (11'5" x 9'9")

**Dining Area**

6.61m x 2.99m (21'8" x 9'9")

**Family Room**

1.90m x 2.99m (6'2" x 9'9")

**Utility**

2.07m x 1.66m (6'9" x 5'5")

**- FIRST FLOOR -**

**Master Bedroom**

5.82m x 3.92m widest point (19'1" x 12'10" widest point)

**En-suite**

2.14m x 1.86m (7'0" x 6'1")

**Bedroom Two**

4.02m x 3.22m widest point (13'2" x 10'6" widest point)

**Bedroom Three**

3.51 x 2.78 (11'6" x 9'1")

**Bedroom Four**

3.00m x 2.52m (9'10" x 8'3")

**Bathroom**

2.52m x 2.01m (8'3" x 6'7")

**Garden**

Landscaped garden to the rear, fenced border and patio

**Tenure**

We are advised by our client that the property is freehold. This is to be confirmed by your legal advisor.

**Council Tax**

Band G

**School catchment**

Coed Glas Primary School  
Llanishen High School

**Ysgol Y Wern**

Ysgol Gyfun Gymraeg





JeffreyRoss are proud to bring to the market this executive family home in the sought after Usk Fields development in Llanishen. This show home standard, Waterstone Home has been much improved by the current owner to include landscaped garden and neutral decor throughout. The 'Park House' is a spacious family home which offers a large and contemporary lounge with a beautiful feature bay window, study, utility, WC and open-plan kitchen/dining/family room which opens out to the rear patio and garden via bi-fold and French doors. On the first floor you will find a large master bedroom with fitted wardrobes and en-suite. A family bathroom with a separate shower and bath, along with three further double bedrooms all lead from the landing. The landing area also benefits from a feature window, flooding the whole area with natural light.

Take a look around our interactive VR virtual viewing for a closer look and appreciation.

**1678.56 sq ft**

