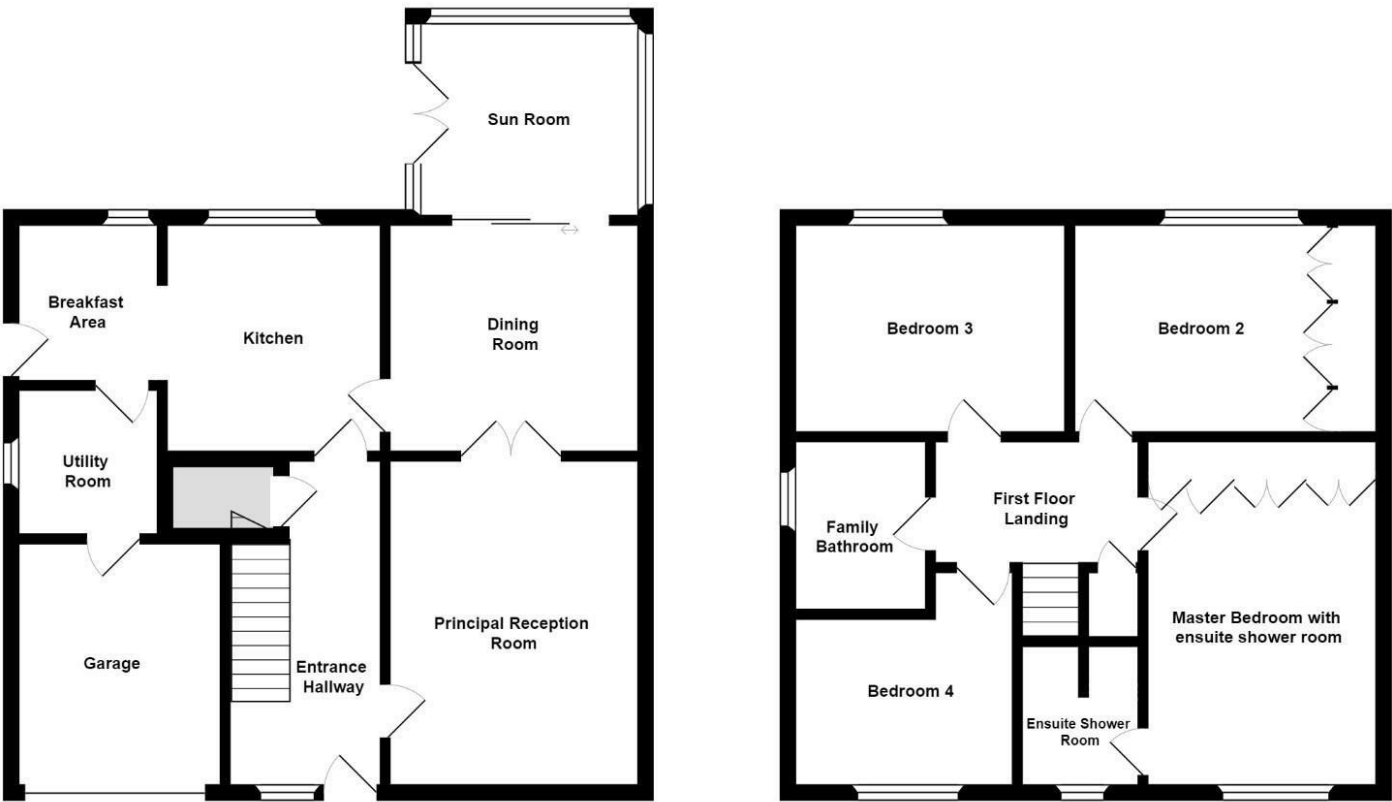




Heol Peredur

4 Bedrooms - Cardiff - CF14 9HP - £429,950 Freehold



Ground Floor
Area: 78.6 m² ... 846 ft²

Heol Peredur
Total Area: 146.1 m² ... 1573 ft²

First Floor
Area: 67.6 m² ... 727 ft²



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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(11-20) F		
(1-10) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

JeffreyRoss

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Entrance Hallway

Entered via upvc wooden panelled and painted double glazed entrance door Textured ceiling with coving, painted and plastered walls, radiator, staircase to first floor, fitted carpet flooring.

Kitchen Breakfast Room

Textured ceiling with spotlights, painted and plastered walls, comprehensive range of wall and base units and cupboards incorporating rounded edge work surfaces, wine rack, 1 and 1/2 sink and drainer unit with swan neck mixer tap, integrated "Philips whirlpool" double oven and 4 ring electric hob with extractor hood over, tiled splash backs, tiled flooring, upvc double glazed window to rear. Opening through breakfast area.

Principal Reception Room

Textured ceiling with coving, painted and plastered walls with papered boarder, radiator, gas feature fire with decorative wooden surround and marble hearth, fitted carpet flooring. Wood panelled and painted double doors leading to dining area.

Dining Room

Textured ceiling with coving, painted and plastered walls with papered boarder, fitted carpet flooring, radiator, aluminium double glazed sliding door leading to Sunroom.

Integral Garage

Electric roll up garage door, power and lighting.

Sun Room

Brick and upvc construction, tiled flooring, upvc double glazed windows to rear, polycarbonate roof, double glazed french doors leading to rear garden.

First Floor

Master Bedroom

Textured ceiling, papered walls, fitted carpet flooring, radiator, fitted wardrobes, upvc double glazed window to front.

Bedroom 2

Textured ceiling, painted and plastered walls with papered boarder, fitted carpet flooring, radiator, fitted wardrobes, upvc double glazed window to rear.

Bed 3

Textured ceiling, painted and plastered walls with papered boarder, fitted carpet flooring, radiator, upvc double glazed window to rear.

Family bathroom

Textured ceiling, painted and plastered walls, three piece suite comprising deep panelled bath with chrome mixer tap and shower head attachment, low level wc, wall mounted wash hand basin with chrome mixer tap and vanity cupboard under, radiator, fitted carpet flooring, upvc double glazed window with obscure glass to side.

Bed 4

Textured ceiling, painted and plastered walls with papered boarder, fitted carpet flooring, radiator, upvc double glazed window to front.

En-suite Shower Room

Textured ceiling, painted and plastered walls, three piece suite comprising low level wc, wall mounted wash hand basin with chrome mixer tap and vanity cupboard under, enclosed corner shower cubicle with tiled surround and "Triton" electric shower over, shower screen door, extractor fan, fitted carpet flooring, radiator, upvc double glazed window to front with obscure glass.

Ground Floor WC

Breakfast Area

Textured ceiling, painted and plastered walls, tiled flooring, radiator, upvc double glazed window to rear, upvc double glazed doors with obscure glass to side.

Utility Room

Textured ceiling, painted and plastered walls, draw and cupboard with rounded edge work surface over, stainless steel sink and drainer unit with swan neck mixer tap, tiled splash backs, tiled flooring, double glazed window to side, space and plumbing for washing machine, space for dishwasher. Boiler inset to wall. Tiled flooring, upvc double glazed window to side. Access to integral to garage.





JeffreyRoss are proud to bring to the market this rare opportunity to acquire a Taylor Wimpey built four double bedroom detached family home. In immaculate condition throughout the property in brief comprises of an entrance hallway, open plan fitted kitchen opening to a breakfast area, impressive principal reception room with double doors through to dining room, sun room, utility room and integral garage with electric roll top door completes the downstairs. To the first floor there is a master bedroom with en-suite shower room, three additional double bedrooms, and family bathroom. To the rear is a large east facing enclosed landscaped rear garden with side access. To the front is driveway parking for 2/3 cars.

Ideally located for local amenities and transport links and within short distance to supermarkets, and first class local primary and secondary schools.

Take a walk around our VR tour to appreciate the size of this property.
<https://my.matterport.com/show/?m=nTiCHwdFaci>

1573.00 sq ft

£429,950 - Freehold

