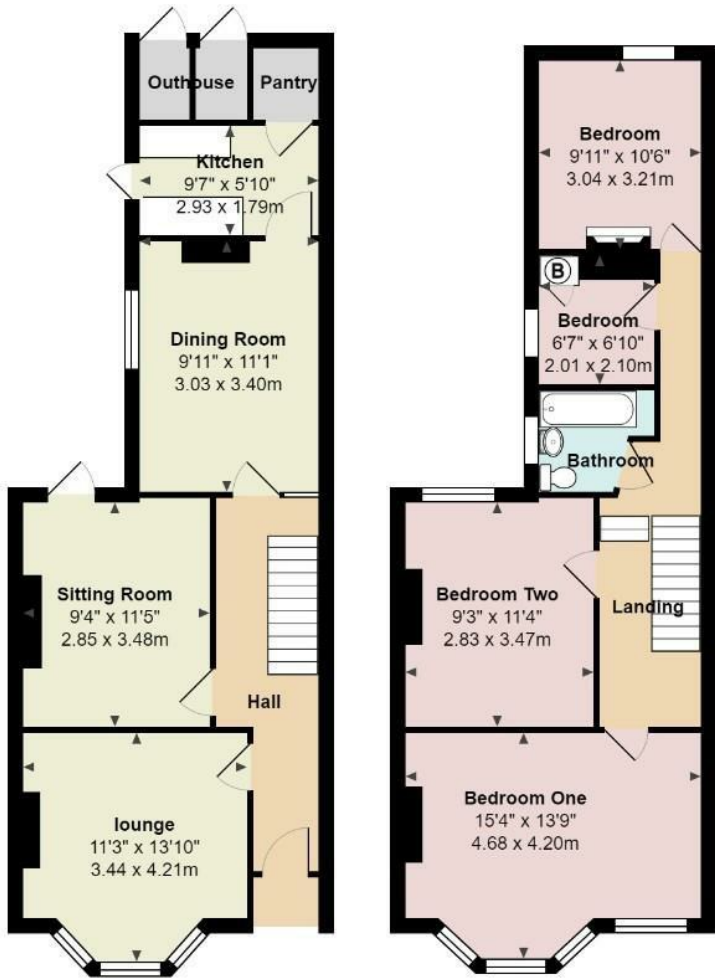


# Westville Road

4 Bedrooms - Cardiff - CF23 5AG - £340,000 Freehold



Westville rd, Penylan

All measurements are approximate and for display purposes only



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

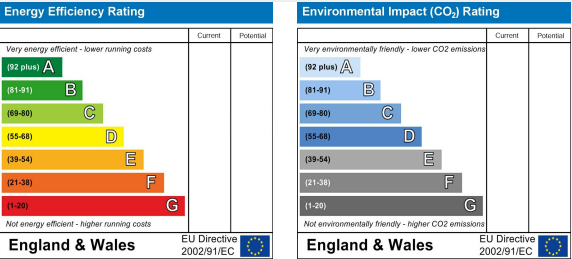


- Pontcanna**  
223-225 Cathedral Road  
Pontcanna, Cardiff  
CF11 9PP
- Roath**  
38 Wellfield Road  
Roath, Cardiff  
CF24 3PB
- Llanishen**  
54 Station Road  
Llanishen, Cardiff  
CF14 5LU
- Cathays**  
89 Woodville Road  
Cathays, Cardiff  
CF24 4DX
- 029 2049 9680  
info@jeffreycross.co.uk  
www.jeffreycross.co.uk

Jeffrey Ross Ltd. Register in England & Wales. Company No. 0641 1905 VAT No. 944 2898 82

Agency Disclaimer

Property particulars as supplied by JeffreyRoss Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of JeffreyRoss Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Data Protection: We retain the copyright in all advertising material used to market this Property.







#### **Entrance Hall**

#### **Lounge**

3.44m x 4.21m (11'3" x 13'9")

#### **Sitting Room**

2.86m x 3.48m (9'4" x 11'5")

#### **Dining Room**

3.03m x 3.40 (9'11" x 11'1")

#### **Kitchen**

3.04m x 1.71m (9'11" x 5'7")

#### **Pantry**

#### **Landing**

#### **Bedroom One**

4.69m x 4.20m (15'4" x 13'9")

#### **Bedroom Two**

3.47m x 2.83 (11'4" x 9'3")

#### **Bedroom Three**

3.04m x 3.21m (9'11" x 10'6")

#### **Bedroom Four**

2.00m x 2.10m (6'6" x 6'10")

#### **Bathroom**

1.68m x 1.28m (5'6" x 4'2")

#### **Garden**

Enclosed rear garden with gated access to the rear lane.

#### **School catchment**

My Primary Catchment Area is Marlborough Primary School (year 2020-21)

Note Howardian Primary catchment area yet to be established Applications are welcomed

My Secondary Catchment Area is Cardiff High School

My Welsh Primary Catchment Area is

Ysgol Y Berllan Deg (year 2020-21)

Note Ysgol Hamadryad catchment area will be established from September 2021. Applications are welcomed

My Welsh Secondary Catchment Area is Ysgol Gyfun Gymraeg Bro Edern (year 2020-21)

#### **Council Tax Band**

Band F

#### **Tenure**

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









Guide Price £340,000 - £350,000 This period property set in the heart of Penylan is offered For sale with an abundance of original features including tiled floors, original dresser, period fire places, original cornice and picture rails and lots more. The property is in need of updating however it benefits from gas central heating and is partly double glazed. The period home includes entrance hall, lounge, sitting room, dining room, kitchen and to the first floor there are four bedrooms and bathroom, rear garden with rear lane access.

Contact us on 02920499680 to avoid disappointment.

- Many Original Features
- Four Bedrooms
- Freehold
- Chain Free
- Three Receptions
- Garden
- First Floor Bathroom

sq ft

