

FOR SALE

Sturminster Road

Penylan, Cardiff, CF23 5AQ

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£300,000

2 BEDROOMS

1 BATHROOM

1 RECEPTION

768 SQ FT

SQ FT 768

DRIVEWAY

OWN GARDEN WITH REAR LANE ACCESS.

BI- FOLD DOORS TO REAR

IMMACULATE GROUND FLOOR APARTMENT

GARAGE

MODERN BATHROOM AND KITCHEN



THE PROPERTY

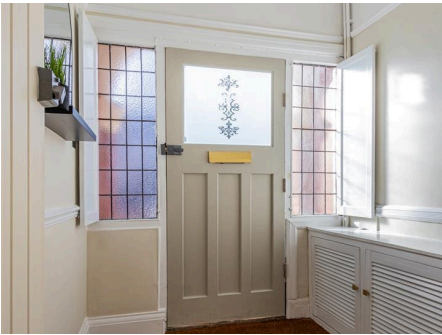
JeffreyRoss are proud to bring to the market this exceptional example of a ground floor apartment in the area.

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.



INSIDE



ACCOMMODATION

OPEN PLAN KITCHEN / LOUNGE

7.59m x 3.61m

BAY FRONTED LIVING ROOM / BEDROOM ONE

4.19m x 3.91m

BEDROOM TWO

3.56m x 3.71m

SERVICE CHARGE

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

LEASE DETAILS

999 Years from February 2003

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 **

PROPERTY TYPE

FLAT/APARTMENT

INTERNAL AREA

768 SQ FT

TENURE

SHARE OF FREEHOLD

COUNCIL TAX

BAND D · ABOUT £2,013 A YEAR
Cardiff Council, 2026/27 estimate

Sturminster Rd, Roath, CRF

Ground Floor Flat Interior Area 768.66 sq ft



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.



Amanda Trinder

SENIOR VALUER / NEGOTIATOR

PENYLAN BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

jeffreygross.co.uk



SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 38 Wellfield Road, Penylan, Cardiff, CF24 3PB. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk