

Ffordd Nowell

Penylan, Cardiff, CF23 9FB

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ASKING PRICE

£290,000

2 BEDROOMS

1 BATHROOM

1 RECEPTION

738 SQ FT

738 SQFT	2 BEDROOM SEMI - DETACHED HOME
IMMACULATELY PRESENTED	PRIVATE DRIVEWAY PARKING
DETACHED GARAGE	CLOSE TO AMENITIES
FIRST CLASS PRIMARY AND SECONDARY SCHOOL CATCHMENT	PRIVATE GARDEN
DOWN STAIRS W/C	


54
KR70 WZP

THE PROPERTY

Nestled in the charming area of Penylan, Cardiff, this delightful semi-detached house on Ffordd Nowell offers a perfect blend of comfort and convenience. Spanning an inviting 738 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a cosy reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the home is thoughtfully designed, ensuring that every space is utilised effectively. The property also boasts a recently refurbished and very stylish bathroom, catering to all your daily needs.

The garden isa good size for the area, with patio and lawned garden. The side access is a useful extra. There is parking available for two vehicles, and the addition of the detached garage is excellent. Great for storage or an additional parking space.

The location itself is a significant draw, with Roath known for its great food and drink options. The close proximity to local amenities, parks, and excellent transport links, makes it a prime location. the school catchment is another strong draw, as the property falls with in Cardiff High school Catchment area.

This semi-detached house presents a wonderful opportunity for those looking to settle in a vibrant area while enjoying the comforts of a well-maintained home. Whether you are a first-time buyer or seeking a rental property, this charming residence is sure to impress. Do not miss the chance to make this lovely house your new home.


154






YETI



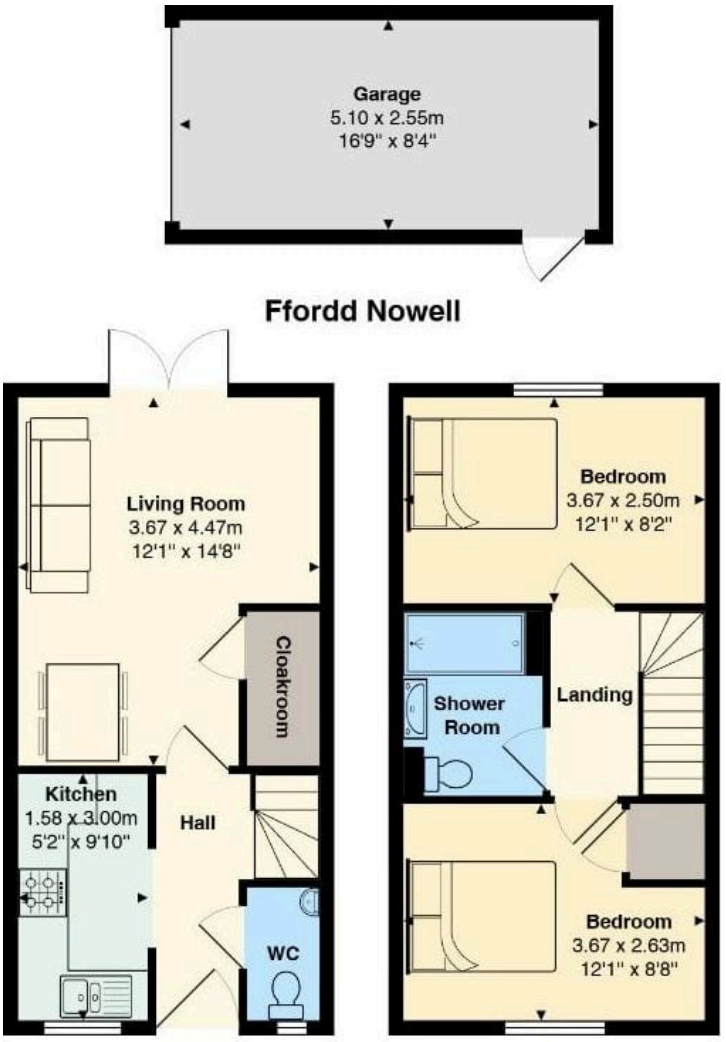
ACCOMMODATION

KITCHEN	1.58 x 3.00
LIVING ROOM	3.67 x 4.47
BEDROOM	3.67 x 2.63
BEDROOM	3.67 x 2.50
GARAGE	5.10 x 2.55

SCHOOL CATCHMENT

English medium primary catchment area is Marlborough Primary School Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. English medium secondary catchment area is Cardiff High School` Welsh medium primary catchment area is Ysgol Y Berllan Deg Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern

PROPERTY TYPE	HOUSE - SEMI-DETACHED
INTERNAL AREA	738 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND D · ABOUT £2,013 A YEAR *Cardiff Council, 2026/27 estimate*
EPC RATING	77 · POTENTIAL 91



Total Area: 68.6 m² ... 738 ft²

All measurements are approximate and for display purposes only

Not to scale. Measurements are approximate and for illustration only.



Ramzy Bancroft

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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