

FOR SALE

Ty Draw Road

Penylan, Cardiff, CF23 5HD

PENYLAN, CARDIFF

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OFFERS OVER

£725,000

4 BEDROOMS

2 BATHROOMS

4 RECEPTIONS

1,900 SQ FT





A lovely double fronted DETACHED property, in a great spot overlooking the Pleasure Gardens !



RAMZY BANCROFT
BRANCH MANAGER · PENYLAN



THE PROPERTY

OFFERS OVER £725,000 We are pleased to offer for sale this stunning DOUBLE FRONTED, DETACHED property, located on TY DRAW ROAD. This home has a few stand out and rare to the area features such as a DRIVE WAY, GARAGE, and views over Roath Pleasure Gardens. Offering roughly 1900 ft2 of space, made up of a central entrance hall, sitting room, lounge, dining room, study, shower room, and kitchen to the ground floor. Upstairs there is a bathroom, separate WC, and four great size bedrooms, with two benefiting from elevated views over the park. Outside there are lovely front and rear gardens, plus the option of off road parking, side access, and a garage to rear/ side. Located in a super spot with shops and green spaces such as Roath Park, within a short walk, as well as popular schools, making it a great family home !

KEY FEATURES

1900 FT2

DETACHED

GARAGE & DRIVE

LOTS OF POTENTIAL

3-4 REC ROOMS

4 BEDROOMS

WC & BATHROOM

SHOWER ROOM





INSIDE



OWNERS' COMMENTS

It's been our family home for almost 20 years. Our children have grown up here. We love it's location, close proximity to Roath park. It's fairly quiet, in a nice friendly neighbourhood. Well connected to the City / GP practices and shopping areas.

THE OWNERS

PENYLAN, CARDIFF

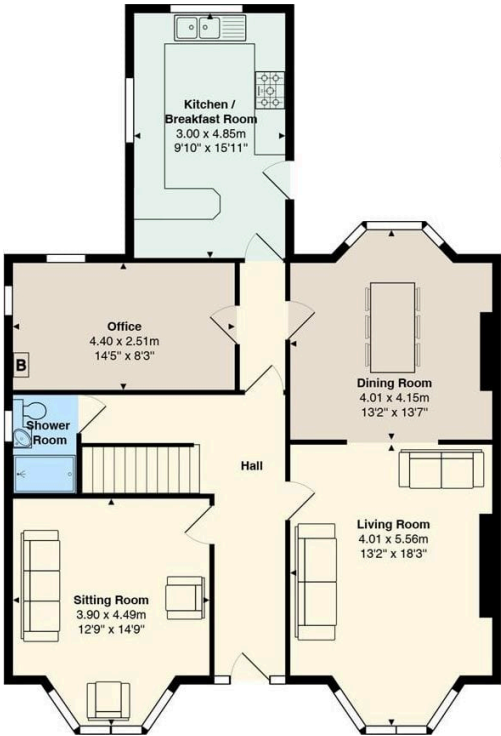


ACCOMMODATION

SCHOOL CATCHMENT

*Roath Park Primary School (year 2026) Cardiff High School (year 2026) Ysgol Y Berllan Deg (year 2026) Ysgol Gyfun Gymraeg Bro Edern (year 2026) * subject to change and availability*

FLOORPLAN



Ty Draw Road

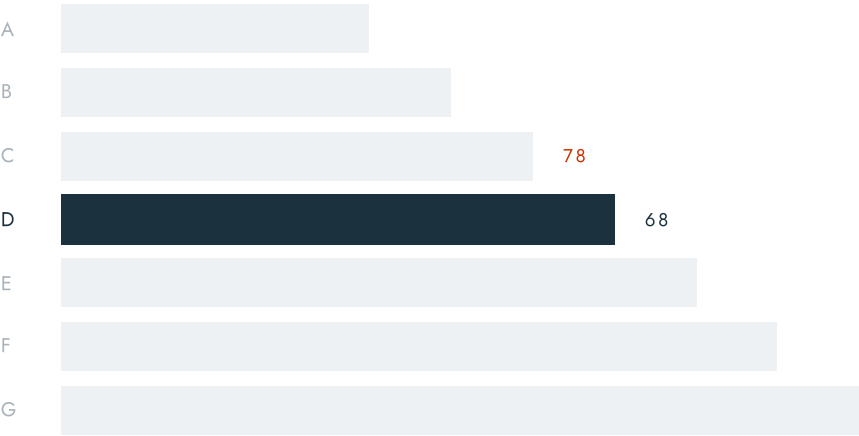
Total Area: 180.0 m² ... 1937 ft²

All measurements are approximate and for display purposes only



Energy efficiency

Currently band D, with the potential to reach band C.



Rating 68 · potential 78. The full certificate is available on request and on the property’s page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE - DETACHED
INTERNAL AREA	1,900 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND G · ABOUT £3,355 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	68 · POTENTIAL 78

COME AND SEE IT

Arrange a viewing

*Our Penylan team can arrange a private viewing,
usually within days – call 029 2049 9680.*



Ramzy Bancroft

BRANCH MANAGER

PENYLAN BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB



SCAN TO SEE WHAT'S
NEAR YOU

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. jeffreyyross.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU