

FOR SALE

Boleyn Walk

Penylan, Cardiff, CF23 5HR

PENYLAN, CARDIFF

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ASKING PRICE

£550,000

4 BEDROOMS

1 BATHROOM

3 RECEPTIONS

1,211 SQ FT





OUR COMMENTS

A rare property for the area. To get this space, detached and parking, is very attractive for Penylan



RAMZY BANCROFT
BRANCH MANAGER · PENYLAN



THE PROPERTY

* DETACHED * * NO CHAIN * CORNER PLOT * Nestled in the very desirable area of Penylan / Roath Park is this charming detached house on Boleyn Walk.

Spanning an impressive 1,211 square feet, this property boasts four spacious bedrooms, making it an ideal family home. The layout includes two inviting reception rooms, kitchen diner, ground floor toilet and conservatory which overlooks the lovely garden. Upstairs there are four bedrooms and bathroom. Recently redecorated and carpeted offering a bright and natural interior.

The property is situated in a very quiet location & on a generous corner plot, with a GARAGE to rear with access from the side street. There is also off road parking to front with a good size driveway for 3 cars. This home is not only practical but also perfectly positioned to enjoy the local amenities and parks that this area has to offer, as well as being within great school catchment, making this a perfect family home.

In summary, this detached house on Boleyn Walk is a wonderful opportunity for anyone seeking a spacious and well-located family home in Cardiff. Offered to market with NO ONWARD CHAIN

KEY FEATURES

1211 FT2

DETACHED

4 BEDS

DRIVEWAY & GARAGE

NO CHAIN

FREEHOLD





INSIDE



OWNERS' COMMENTS

*"A lovely family home, just off the park,
with lots of shops and schools a short walk
away. very quiet, for such a central location.
There is also a newly fitted boiler"*

THE OWNERS
PENYLAN, CARDIFF



ACCOMMODATION

LOUNGE	3.38m x 4.80m
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DINING ROOM	2.77m x 2.62m
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KITCHEN	2.87m x 2.62m
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CONSERVATORY	2.95m x 2.92m
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OFFICE	2.24m x 5.28m
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BEDROOM ONE	3.89m x 3.07m
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BEDROOM TWO	3.25mx 2.72m
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BEDROOM THREE	2.54m x 2.34m
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BEDROOM FOUR	1.91m x 3.07m
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GARAGE	2.53m x 7.21m
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Accessed from the side road, and door and window from garden

SCHOOL CATCHMENT

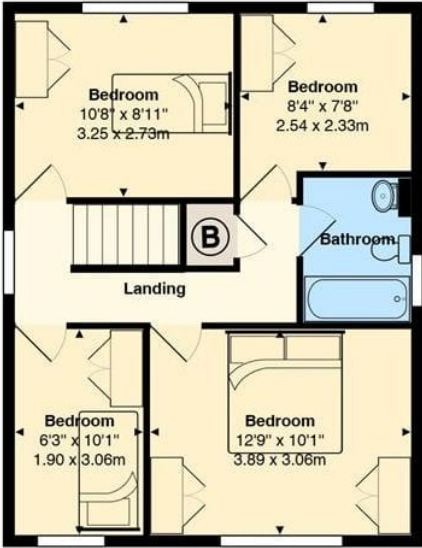
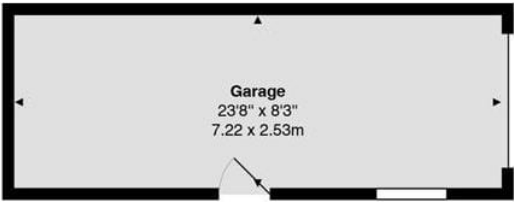
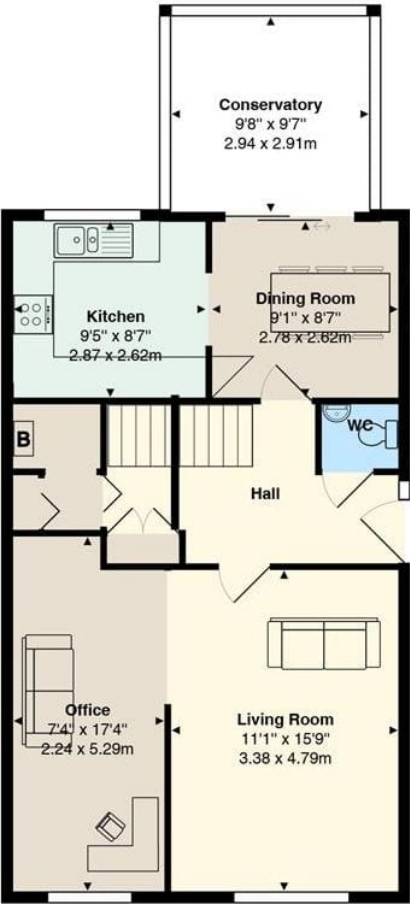
*Marlborough Primary School Cardiff High School Ysgol Y Berllan
Deg Ysgol Gyfun Gymraeg Bro Edern * Subject to Availability **

ADDITIONAL INFO

*The sellers inform us there is a newly fitted boiler, but this is to be
verified by your solicitor / surveyor*

FLOORPLAN

Boleyn Walk

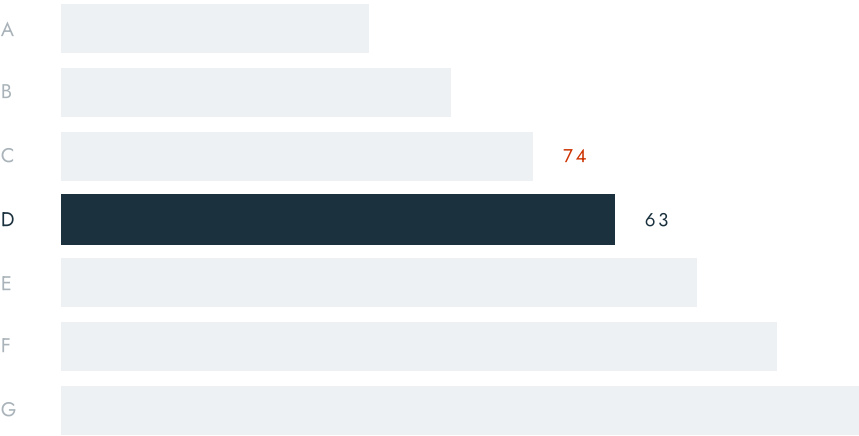


Total Area: 1421 ft² ... 132.0 m²

All measurements are approximate and for display purposes only

Energy efficiency

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



Rating 63 · potential 74. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE - DETACHED
INTERNAL AREA	1,211 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND F · ABOUT £2,908 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	63 · POTENTIAL 74

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