

Hampton Crescent West

CYNCOED

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CARDIFF VALE CAERPHILLY BRISTOL



A delightful three double bedroom semi detached home with a magical garden.

Comments by Mrs Amanda Trinder



Property Specialist

Mrs Amanda Trinder

Senior valuer

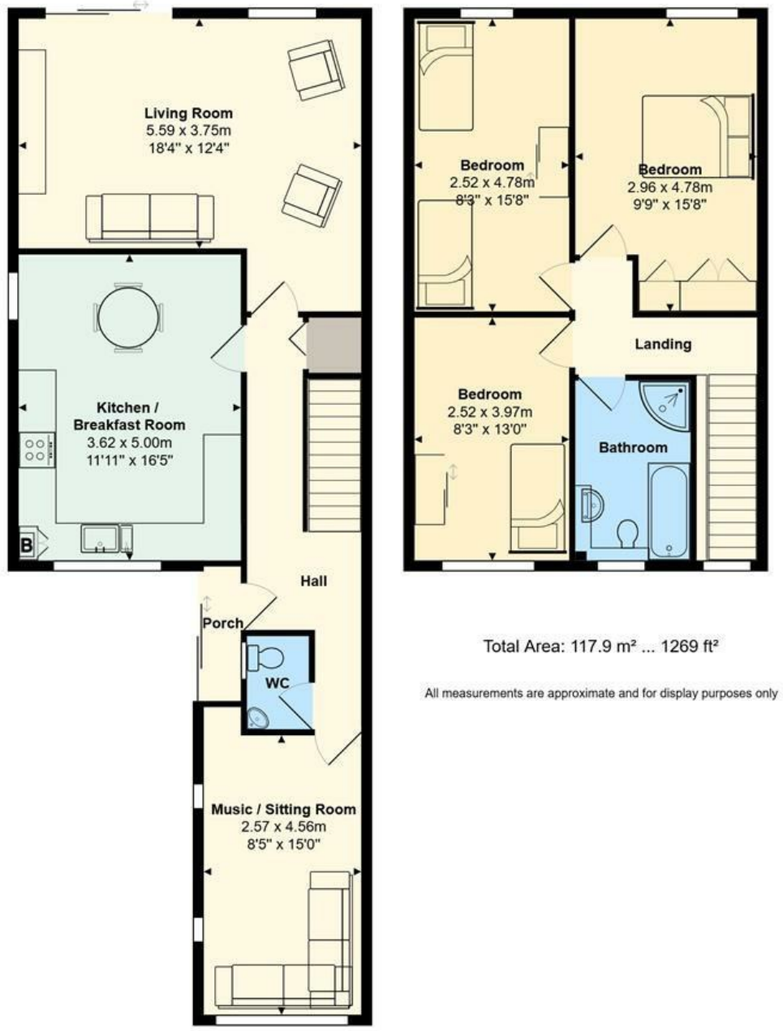
amanda@jeffreyross.co.uk

A spacious, lovingly cared for family home in a quiet, safe setting, perfectly located for tranquil walks around Llanishen and Lisvance reservoirs - now ready to welcome its new chapter.

Comments by the Homeowner



Hampton Crescent West

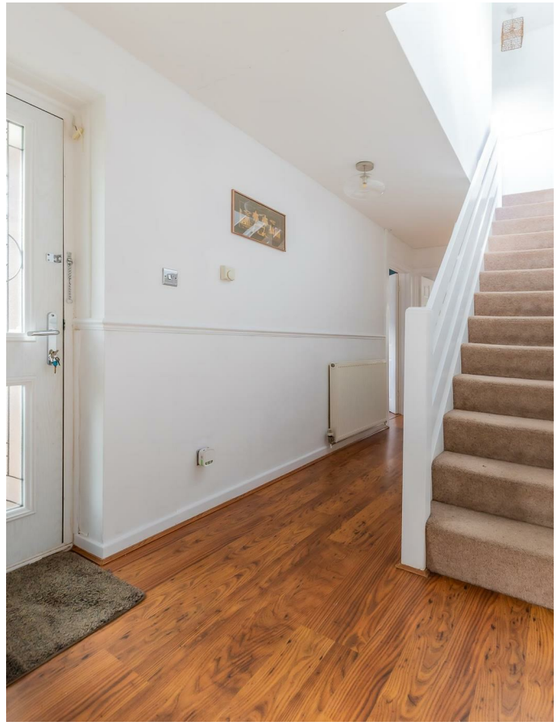


Total Area: 117.9 m² ... 1269 ft²

All measurements are approximate and for display purposes only









Hampton Crescent

Cyncoed, Cardiff, CF23 6RB

£440,000

3 Bedroom(s) | 1 Bathroom(s) | 1269.00 sq ft



Contact our
Penylan Branch
02920 499680

Jeffrey Ross are pleased to bring to the market this beautiful three double bedroom semi detached family home in a sought after location. The property benefits from entrance porch, entrance hall, modern kitchen / breakfast room, lounge with patio doors onto picturesque rear garden, converted garage currently used as a sitting room / music Room and W.C to the ground floor, to the first floor there are three double bedrooms and a family bathroom with separate shower. Outside there is a beautiful well maintained rear garden with a shallow brook running through and a bridge to the far end of the garden. To the front of the of the property is a well maintained garden with off road parking.

Situated in a quiet leafy road with close proximity to local shops, parks, amenities as well as Cardiff High School.





Entrance Porch

Entrance Hall

Lounge 18'4 x 12'4 (5.59m x 3.76m)

Kitchen / Breakfast Room 11'11 x 16'5 (3.63m x 5.00m)

Sitting / Music Room 8'5 x 15'0 (2.57m x 4.57m)

Ground Floor W.C

Landing

Bedroom One 9'9 x 15'8 (2.97m x 4.78m)

Bedroom Two 8'3 x 15'8 (2.51m x 4.78m)

Bedroom Three 8'3 x 13'0 (2.51m x 3.96m)

Bathroom

Garden

Tenure

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

Council Tax

Band F

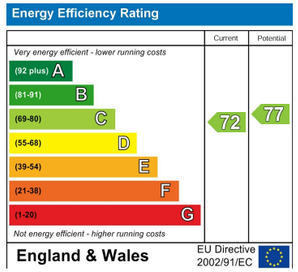
School Catchment










Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
72
77
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC



