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CARDIFF

VALE

CAERPHILLY

BRISTOL



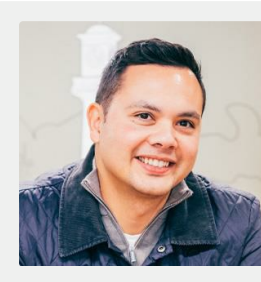
Ty Draw Road

PENYLAN



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

Comments by Mr Ramzy Bancroft



Property Specialist
Mr Ramzy Bancroft
Branch manager

Ramzy@jeffreycross.co.uk



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.

Comments by the Homeowner





Ty Draw Road

Penylan, Cardiff, CF23 5HD

Offers Over

£725,000



4 Bedroom(s)



2 Bathroom(s)



1900.00 sq ft



Contact our
Penylan Branch

02920 499680

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 !

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Front	WC
Hall	Bedroom 4
Living room	Garden
Lounge	Garage & driveway
Shower room	Tenure
Dining room	Freehold, but this is to be confirmed by your solicitor
Kitchen	Council tax
Landing	Band - G
Bathroom	School catchment
Bedroom 1	Roath Park Primary School (year 2026)
Bedroom 2	Cardiff High School (year 2026)
Bedroom 3	Ysgol Y Berllan Deg (year 2026)
	Ysgol Gyfun Gymraeg Bro Edern (year 2026)
	* subject to change and availability





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

