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Grafton Close

PENYLAN

CARDIFF   VALE   CAERPHILLY   BRISTOL

immaculate three bedroom semi detached home with off road parking.

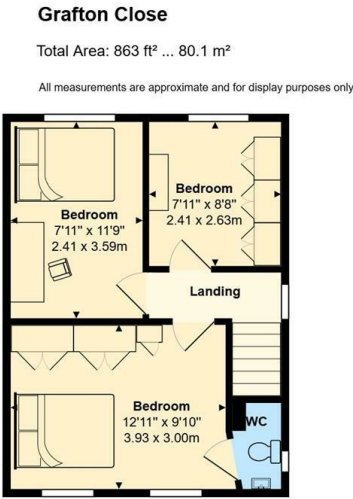Comments by Mrs Amanda Trinder

Property Specialist

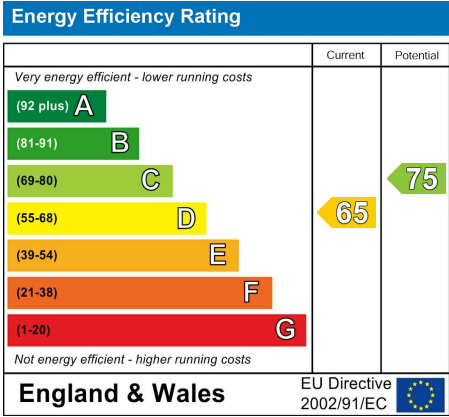Mrs Amanda Trinder
Senior valuer

amanda@jeffreyross.co.uk

Beautifully presented, immaculate three double bedroom family home in prime location.

Comments by the Homeowner

Grafton Close

Total Area: 863 ft² ... 80.1 m²

All measurements are approximate and for display purposes only

Kitchen / Diner
14'7" x 7'11"
4.44 x 2.42m

Utility Room
5'6" x 6'11"
1.68 x 2.10m

Bedroom
7'11" x 11'9"
2.41 x 3.59m

Bedroom
7'11" x 8'8"
2.41 x 2.63m

Landing

Living Room
10'1" x 22'0"
3.08 x 6.71m

Bathroom

Bedroom
12'11" x 9'10"
3.93 x 3.00m

WC

Hall

Porch

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Entrance Hall

Bedroom Two 11'9m x 7'11m (3.58mm x 2.41mm)

Lounge 22'0m x 10'1m (6.71mm x 3.07mm)

Open Plan Kitchen / Dining Room 14'7m x 7'11m (4.45mm x 2.41mm)

Utility Room 6'11m x 5'6m (2.11mm x 1.68mm)

Bathroom

Landing

Bedroom One 12'11m x 9'10m (3.94mm x 3.00mm)

School Catchment
Llanedeyrn Primary School
Llanishen High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

En- Suite

Bedroom Three 8'8m x 7'11m (2.64mm x 2.41mm)

Garden

Tenure
Freehold- To be confirmed by your legal advisor

Council Tax
Band E

Grafton Close

Penylan, Cardiff, CF23 9JB

Offers Over

£380,000

3 Bedroom(s)   1 Bathroom(s)   863.00 sq ft

Contact our
Penylan Branch
02920 499680

*** Offers over £380,000 *** Jeffrey Ross are pleased to bring to the market this beautifully presented, Immaculate, extended three double bedroom family home in sought after location.

The property briefly comprises of entrance hall, lounge, modern, extended open plan kitchen / dining room, utility room, and modern ground floor bathroom. To the first floor there are three double bedrooms, one with en-suite W.C and landing with access to the loft. Outside there is a 64ft rear garden with decking. At the front of the property there is a drive with space for at least two cars as well as a garage. This property has been renovated throughout in recent years.

Situated in a leafy suburb with close proximity to local, shops, schools as well as bus routes to Cardiff city centre and easy access to A48 / M4