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CARDIFF

VALE

CAERPHILLY

BRISTOL

Borrowdale Close

PENYLAN



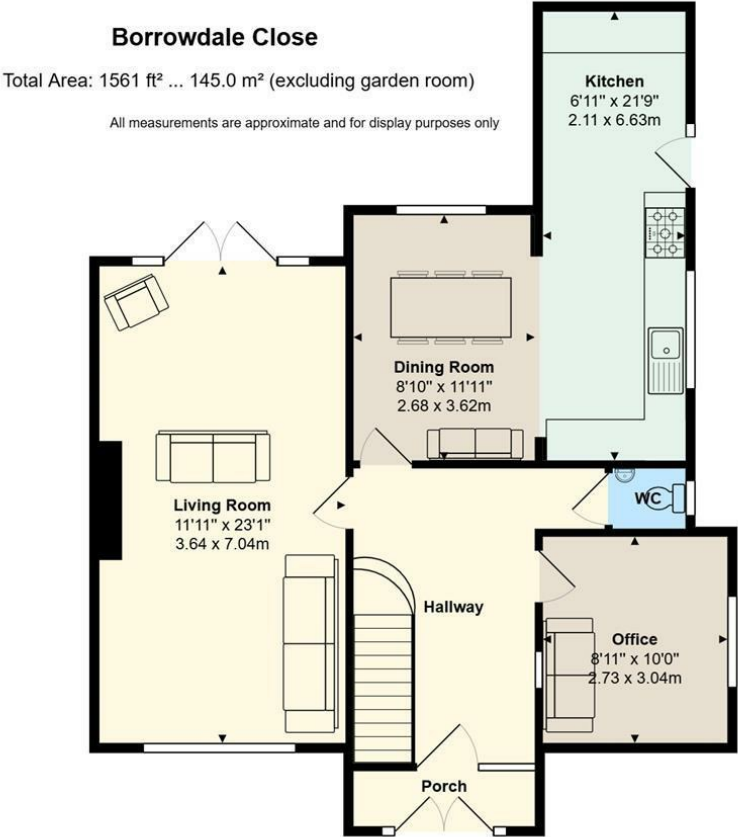


Comments by Mr Ramzy Bancroft



Property Specialist
Mr Ramzy Bancroft
Branch manager

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A super family home with a great size garden

Comments by the Homeowner





Borrowdale Close

Penylan, Cardiff, CF23 5LQ

Offers In Excess Of
£599,950

 4 Bedroom(s)  1 Bathroom(s)  1561.00 sq ft



Contact our
Penylan Branch
02920 499680

OFFERS IN EXCESS OF £599,950 – Deceptively Spacious Four-Bedroom semi detached Home in Penylan
We are delighted to offer for sale this beautifully presented & extended four double bedroom property, with a bright and modern interior.
The accommodation comprises a welcoming entrance hall, a spacious lounge, a separate dining room, office / play room, and a generous modern kitchen/diner with underfloor heating, four good-sized bedrooms, and an contemporary family bathroom. The property offers a larger than average garden with a private yet sunny outlook, ideal for both young and older children.
Perfectly positioned in a quiet cul de Sac, just off Brandreth road in Penylan, the property is within walking distance of local shops, parks, and highly regarded schools such as Cardiff High School, while also offering excellent transport links, including easy access to the M4.



Hall	Garden
WC	Drive & Garage
Lounge	Tenure
Office / play room	Freehold- To be confirmed by your legal advisor
Dining Room	School Catchment
Kitchen diner	Lakeside Primary School Cardiff High School (year 2024-25)
Landing	Ysgol Y Berllan Deg (year 2024-25) Ysgol Gyfun Gymraeg Bro Ederm (year 2024-25)
Bedroom 1	* Subject to Availability *
Bedroom 2	Council Tax
Bedroom 3	Band F
Bathroom	
Bedroom 4	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

