

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



GRISEDAL CLOSE  
CYNCOED





#### ENTRANCE HALL

#### LOUNGE

4.09m x 4.32m (13'5 x 14'2)

#### GYM / SITTING ROOM

2.87m x 4.22m (9'5 x 13'10)

#### UTILITY ROOM

2.44m x 1.52m (8' x 5')

#### GROUND FLOOR W.C

#### KITCHEN

3.07m x 6.20m (10'1 x 20'4)

#### DINING ROOM

2.51m x 3.07m (8'3 x 10'1)

#### FAMILY ROOM

4.09m x 4.06m (13'5 x 13'4 )

#### LANDING

#### BEDROOM ONE

3.76m x 4.39m (12'4 x 14'5)

#### BEDROOM TWO

3.66m x 4.09m (12'14 x 13'5)

#### BEDROOM THREE

2.41m x 2.74m (7'11 x 9')

#### BATHROOM

2.39m x 2.39m (7'10 x 7'10)

#### GARDEN

#### DRIVE

#### TENURE

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

#### COUNCIL TAX

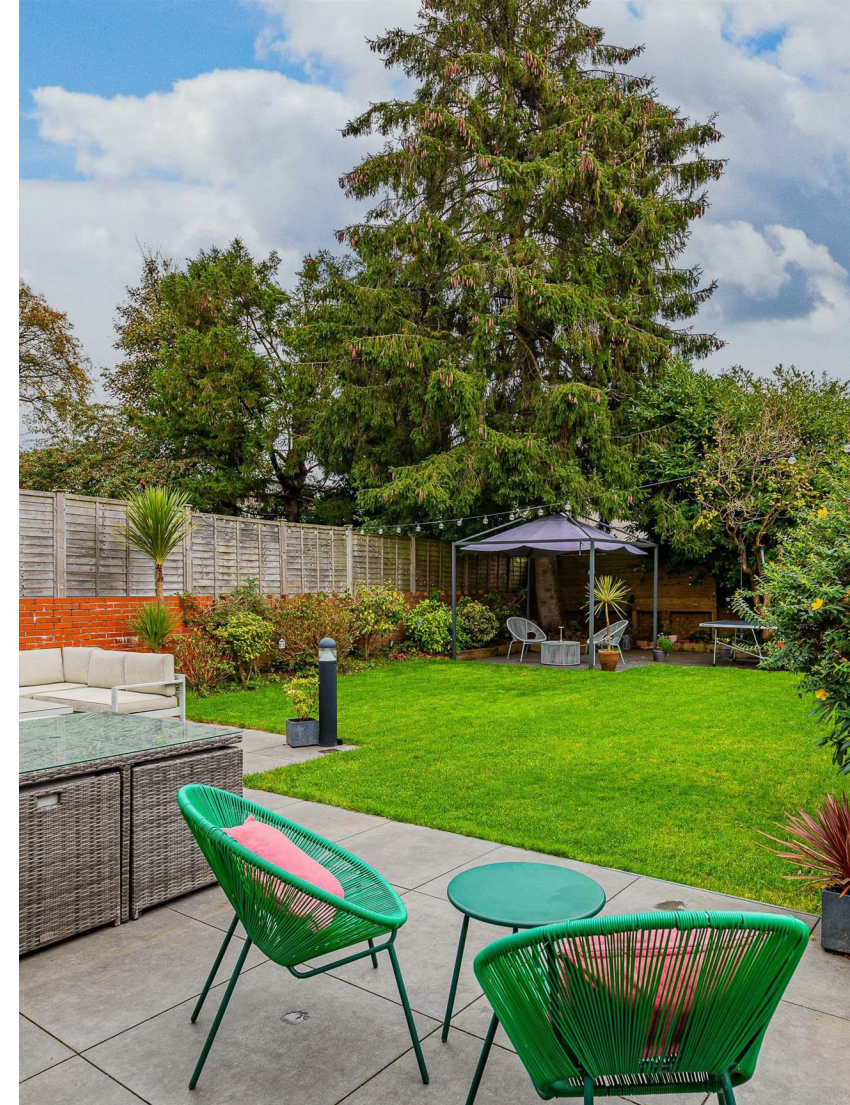
Band F

#### SCHOOL CATCHMENT AREA

Lakeside Primary School (year 2024-25)

Cardiff High School (year 2024-25)

Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.










## GRISEDALE CLOSE

CYNCOED, CF23 5NX - £500,000

 3 Bedroom(s)
  1 Bathroom(s)
  1369.00 sq ft

\*\*\* Offers over £500,000 \*\*\* Jeffrey Ross are pleased to bring to the market this exceptional semi detached property situated within a sought-after area of Cyncoed in Cardiff High Catchment and a short walk to Roath Park boating lake. The property comprises of entrance hall, lounge, gym / reception room, utility room, open plan kitchen / diner / family room and W.C to the ground floor and to the first floor there are three bedrooms and a family bathroom as well as access to loft. Outside there is a beautifully kept rear garden with side access and parking to the front. Beautifully presented throughout.

Situated in a lovely close with a short walk to local shops, parks and amenities as well as excellent schools.

See below JR VR Tour

[https://youriguide.com/10\\_grisedale\\_cl\\_roath\\_park\\_crf](https://youriguide.com/10_grisedale_cl_roath_park_crf)




### PROPERTY SPECIALIST

Mrs Amanda Trinder  
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Senior valuer



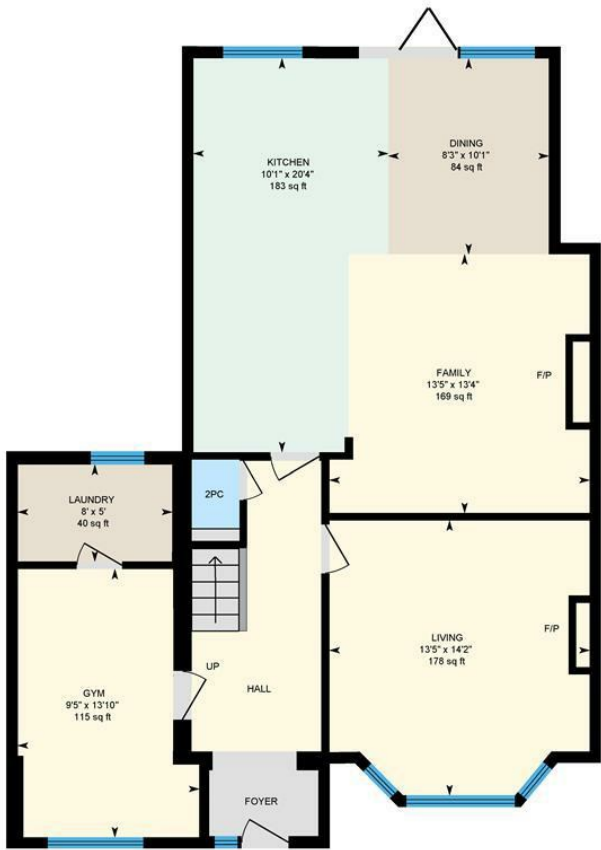




 Grisedale Close, Cyncoed, Cardiff

Grisedale CI, Roath Park, CRF

Main Building: Total Interior Area 1472.43 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(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 