

www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



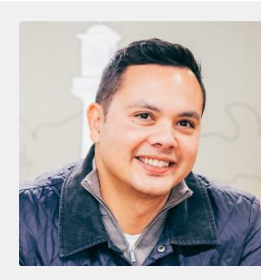
Meadow Close

CYNCOED



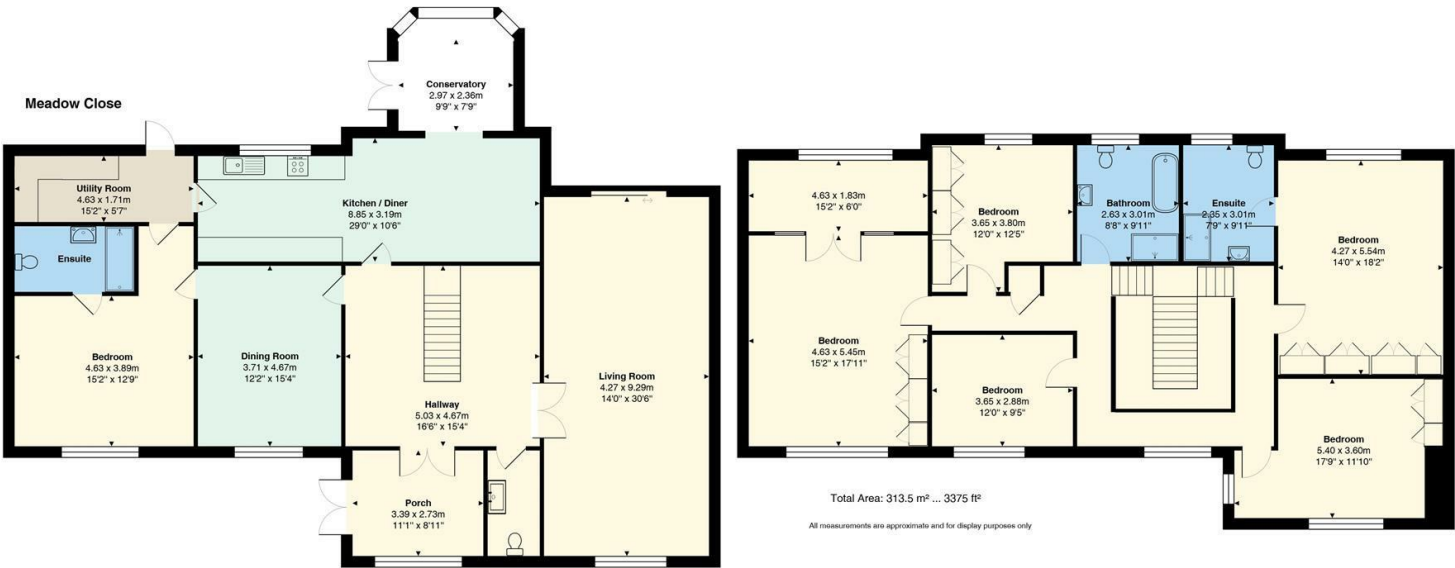
A beautiful & unique family home. Stunning both inside & out, and in a lovely setting with views over Cardiff Golf club

Comments by Mr Ramzy Bancroft



Property Specialist
Mr Ramzy Bancroft
Branch manager

Ramzy@jeffreycross.co.uk



“Built in 1974 by D Herbert Builders Ltd and owned by John Herbert, this beautiful property has been the family home for 52 years. Nestled in a private location with stunning views overlooking Cardiff Golf Club, it has been lovingly maintained and recently refurbished to a very high standard. Ty Wern is now ready for its new family to enjoy”

Comments by the Homeowner





Meadow Close

Cyncoed, Cardiff, CF23 6QB

Offers Over
£1,100,000

 6 Bedroom(s)  3 Bathroom(s)  2800.00 sq ft



Contact our
Penylan Branch
02920 499680

* OFFERS OVER £1,100,000 *

Jeffrey Ross are pleased to offer this prestigious property in the highly sought-after area of Cyncoed!

Nestled in an exclusive cul-de-sac of just 5 houses, MEADOW CLOSE offers a luxurious and spacious 6-bedroom family home with exceptional features and stunning views of Cardiff Golf Club. As you enter the property, through a large porch, you are greeted by a grand entrance hall with gallery central stair case, that sets the tone for the rest of the home. This impressive space leads to different parts of the house, offering easy access to all the key areas. The kitchen diner/conservatory is a bright and airy space, and is well-equipped with contemporary fitted kitchen. There is a also a good size utility room, WC, and conservatory off the kitchen.

The property boasts two separate living rooms, offering plenty of space and versatility. The ground floor further benefits from a downstairs bedroom with an en-suite bathroom, ideal for guests or family members seeking ground-floor accommodation. Upstairs, the home continues to impress with a luxurious master bedroom offering stunning views of the surrounding area. Further featuring four additional well-sized bedrooms, ensuring ample space for the whole family. The family bathroom is beautifully designed, featuring both a bath and a separate shower.

Outside, the private garden provides the perfect area for relaxation or outdoor activities with a south facing private aspect, a great size lawn, and a choice of patios. There is alos a detached garage with drive, allowing for multiple cars to park and additional storage. Positioned in a peaceful setting, yet within easy reach of a choice of schools, and both a train station and the M4. Offered to market with NO ONWARD CHAIN.



Utility Room	Bedroom 1	School catchment Primary schools - Glyncoed Primary School & Ysgol Y Berllan Deg Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. High schools - Llanishen High school & Ysgol Gyfun Gymraeg Bro Edern *this is subject to change and availability
Front	Ensuite	
Entrance Porch	Bedroom 2	
Hall	Bedroom 3	
Bedroom	Bedroom 4	
Lounge	Bathroom	
WC	Bedroom 5	
Dining room	Balcony	
Kitchen diner	Garden	
Conservatory	Garage & Drive	
Ensuite Shower room	Tenure	Freehold, but this is to be confirmed by your solicitor
Landing	Council tax	
		Band - I









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

