

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



RAVENS COURT CLOSE  
PENYLAN



FRONT DRIVE

HALL

LOUNGE

DINNING ROOM

OPEN PLAN KITCHEN LIVING

PLAY ROOM

UTILITY ROOM/ SIDE ACCESS

WC

LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

LOFT ROOM

GARDEN

SCHOOL CATCHMENT

TENURE

Freehold -To be confirmed by your legal advisor

COUNCIL TAX

Band -





## RAVENCOURT CLOSE

PENYLAN, CF23 9DJ - £455,000



3 Bedroom(s)



2 Bathroom(s)



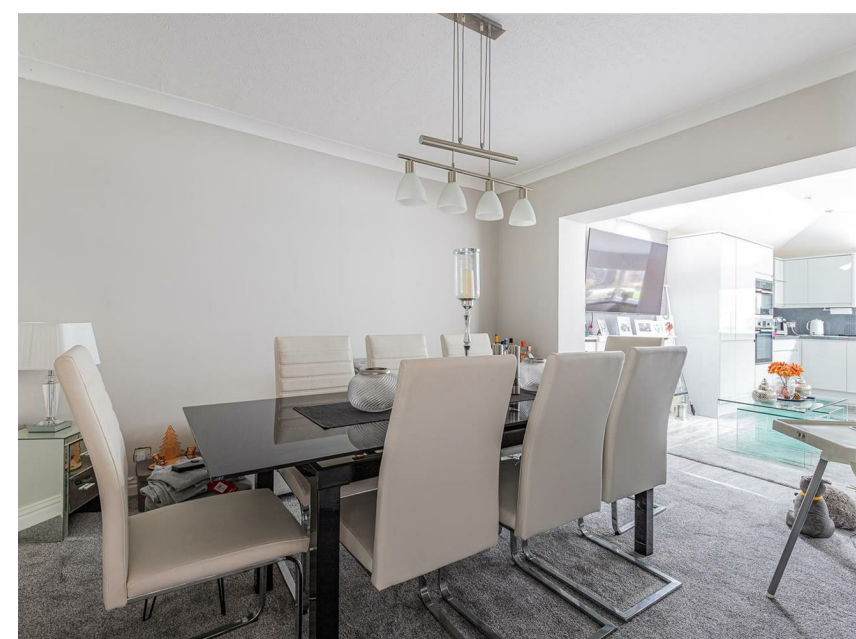
1850.00 sq ft

A Beautifully Extended Family Home in Penylan Tucked away in a peaceful cul-de-sac, this much-improved family home offers versatile living space perfectly suited to modern family life. Comprising an entrance hall leading to a cosy front lounge, a versatile playroom/office, a convenient downstairs toilet, a useful utility with storage, as well as a stunning open-plan kitchen and dining area with a sleek contemporary gloss finish, ideal for family gatherings and entertaining. Upstairs, you'll find three generous double bedrooms, a stylish family bathroom, and a spacious loft room offering even more flexibility. Outside, the property boasts a large, low-maintenance rear garden, perfect for children & summer entertaining, while the front features a newly laid resin driveway providing ample off-road parking for multiple vehicles. Situated just a short stroll from local shops and amenities on Colchester Avenue and Waterloo Gardens, as well as an excellent choice of schools.



### PROPERTY SPECIALIST

Mr Ramzy Bancroft  
Ramzy@jeffreygross.co.uk  
02920 499680  
Branch manager

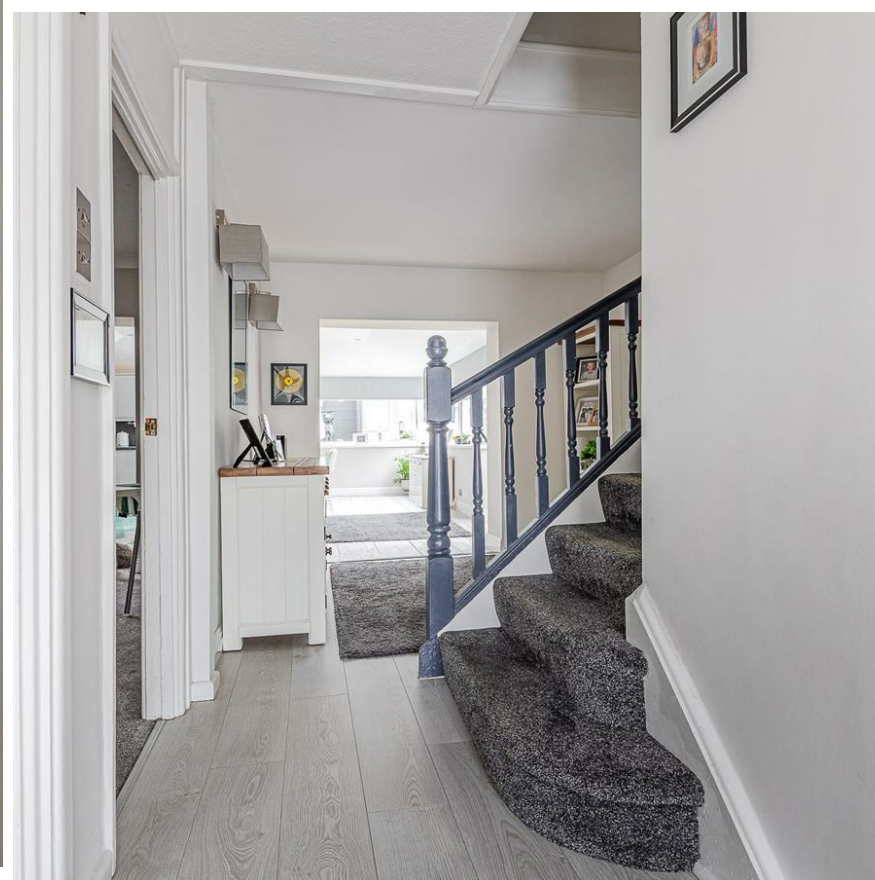
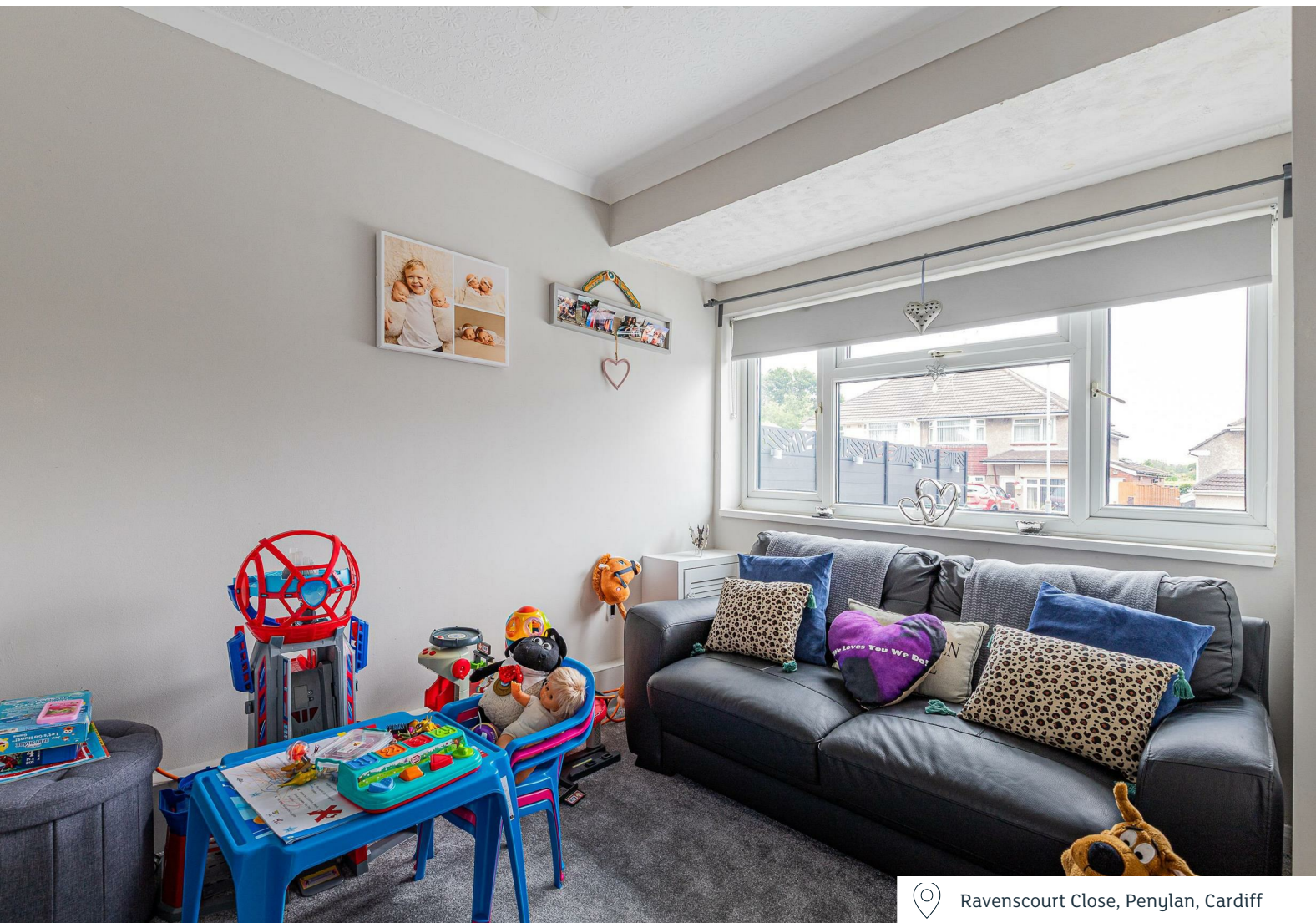




11 Ravens Court Close, Penylan CF23

Total Area: 1820 ft² ... 169.1 m²

All measurements are approximate and for display purposes only



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 75                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 49      |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |