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CARDIFF

VALE

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BRISTOL





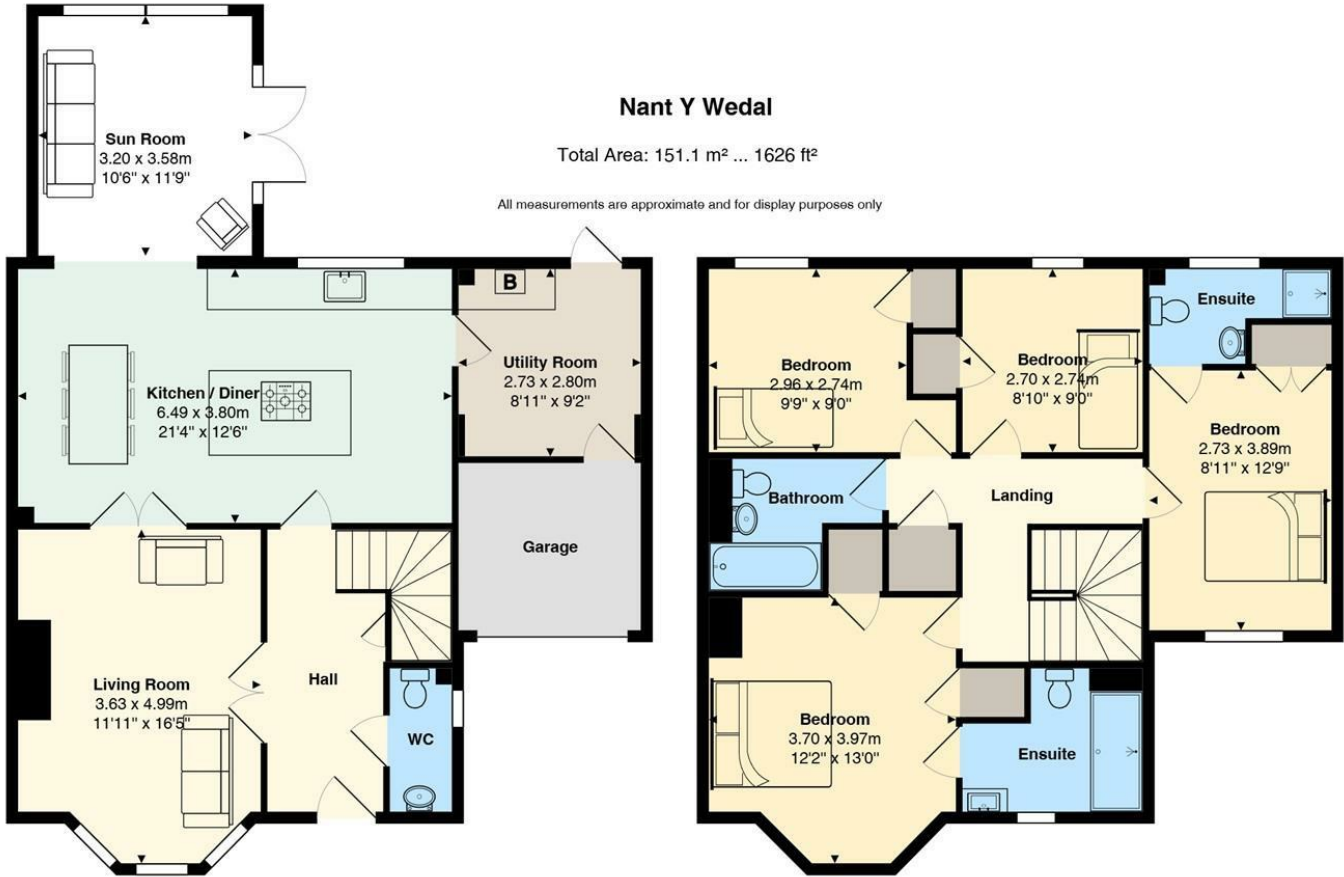
Beautifully presented four double bedroom family home in immaculate condition / extended with open plan kitchen and sun room. MUST VIEW

Comments by Mrs Amanda Trinder



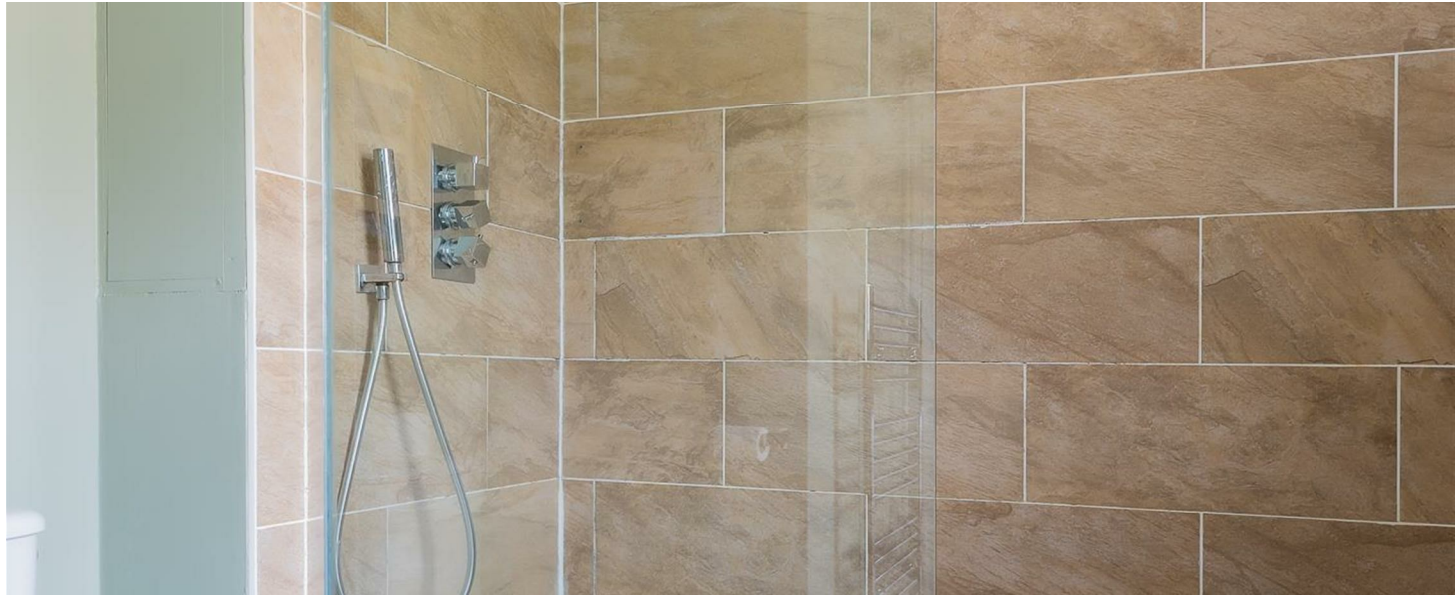
Property Specialist
Mrs Amanda Trinder
Senior valuer

amanda@jeffreycross.co.uk



Comments by the Homeowner





Nant Y Wedal

Heath, Cardiff, CF14 3QU

Offers Over

£620,000



4 Bedroom(s)



2 Bathroom(s)



1626.00 sq ft



Contact our
Penylan Branch

02920 499680

Jeffrey Ross are pleased to bring to the market this immaculate four double bedroom family home nestled in the quiet cul de sac of Nant Y wedel. The property comprises of entrance hall, W.C, Open plan modern Kitchen / Dining area, sunroom, lounge and utility room to the ground floor. To the first floor there are four double bedrooms two with en-suits and a family bathroom. Outside there is a beautiful rear garden with patio and lawn with mature shrub boarder and shed. The front of the property is four courted with a drive with off road parking for two cars and garage.

Situated in a prime location with access to local, shops, parks, amenities as well as Cardiff City Centre and University Hospital of Wales.

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Entrance Hall	Family Bathroom
Lounge 11' x 16'5 (3.35m x 5.00m)	Ground Floor W.C
Kitchen / Dining Room 21'4 x 12'6 (6.50m x 3.81m)	Garden
Utility Room 8'11 x 9'2 (2.72m x 2.79m)	Garage
Sun Room 10'6 x 11'9 (3.20m x 3.58m)	Tenure Freehold - This is to be confirmed with your legal representative.
Landing	Council Tax Band G
Bedroom One	School Catchment
En-Suite	
Bedroom Two 8'11 x 12'9 (2.72m x 3.89m)	
En-Suite	
Bedroom Three	
Bedroom Four	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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	

