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CARDIFF

VALE

CAERPHILLY

BRISTOL

Clos Gwrgi

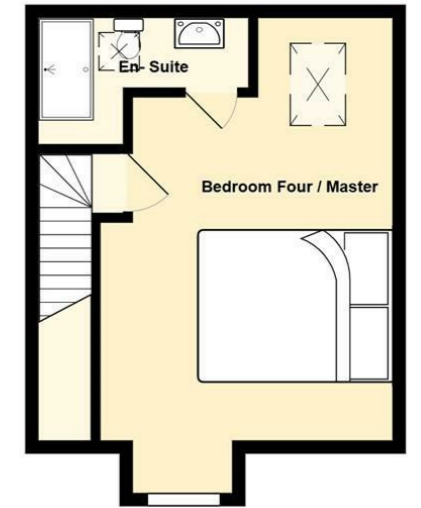
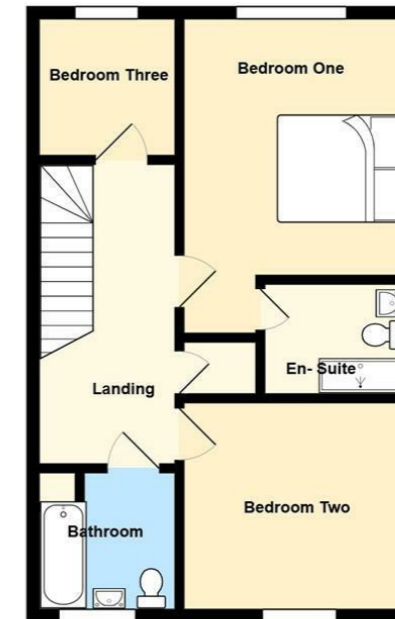
PENYLAN



Comments by Mrs Amanda Trinder

Property Specialist
Mrs Amanda Trinder
Senior valuer
amanda@jeffreycross.co.uk

34, Clos Gwrgi, Penylan, CF23 9FQ



Total Area: 1337 ft² ... 124.2 m²

Immaculately presented four bedroom family home with beautiful garden and off road parking.

Comments by the Homeowner





Clos Gwrgi

Penylan, Cardiff, CF23 9FQ

£400,000



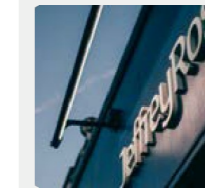
4 Bedroom(s)



3 Bathroom(s)



1108.00 sq ft



Contact our
Penylan Branch

02920 499680

Jeffrey Ross are pleased to bring to the market this exceptional four bedroom home in Penylan. The property briefly comprises of entrance hall, modern open plan kitchen / breakfast room, lounge / dining room with French doors to the rear garden and W.C to the ground floor, to the first floor there are three good size bedrooms one with en-suite and an immaculate family bathroom. At the top of the house is what could be a stunning master suite with another en-suite bathroom and windows to front and rear. Outside there is a pretty rear garden with patio, boarder for shrubs and side access as well as parking for two cars on of which is under croft.

The property is immaculately presented throughout - move straight in.

*** Chain Free ***



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Entrance Hall

Ground Floor W.C 2'10" x 5'4" (0.87m x 1.63m)

Kitchen / Breakfast Room 9'3" x 16'5" (2.82m x 5.01m)

En-Suite 4'9" x 7'4" (1.46m x 2.24m)

Lounge / Dining Room 16'3" x 10'2" (4.97m x 3.12m)

Landing

Bedroom One 9'2" x 14'6" max (2.81m x 4.43m max)

Bedroom Two 9'1" x 9'10" (2.77m x 3.02m)

Bedroom Three 6'11" x 8'11" (2.13m x 2.73m)

Bedroom Four 13'10" x 12'8" (4.23m x 3.88m)

En-Suite 3'9" x 9'1" (1.15m x 2.77m)

Garden

Bathroom 7'0" x 6'6" (2.14m x 2.00)

Council Tax

Band F

Tenure

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

Parking

Two allocated parking spaces - One undercroft





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 95 |
| (81-91) B | | 86 | |
| (69-80) C | | | |
| (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 | |

