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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Clos Guergi*  
PENYLAN



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

Comments by Mrs Amanda Trinder



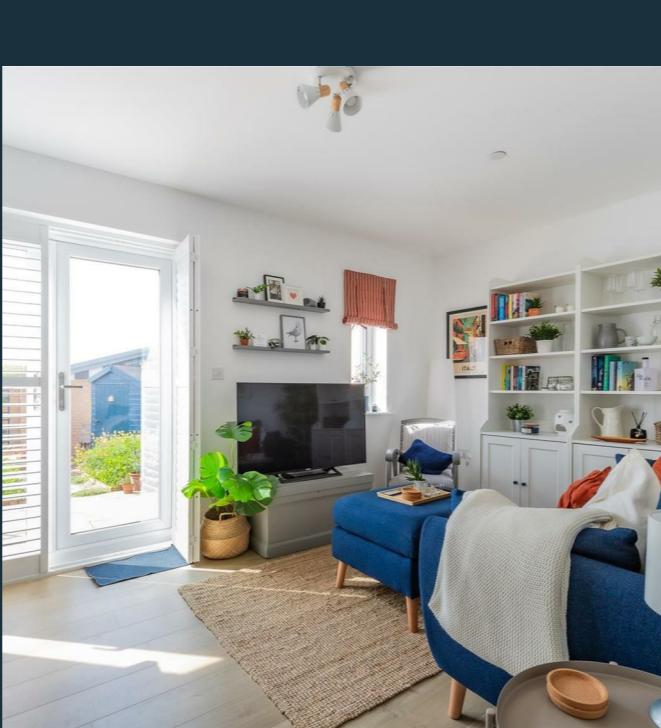
**Property Specialist**  
Mrs Amanda Trinder  
Senior valuer

[amanda@jeffreyross.co.uk](mailto:amanda@jeffreyross.co.uk)

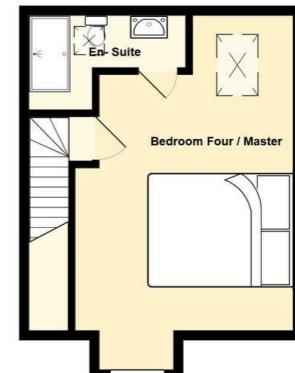
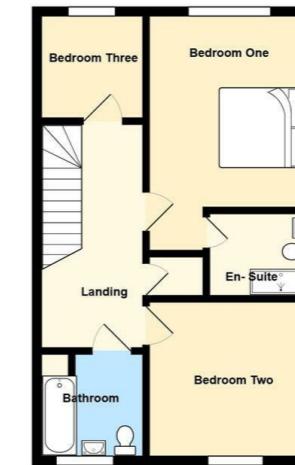


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Comments by the Homeowner



34, Clos Gwrgi, Penylan, CF23 9FQ



Total Area: 1337 ft<sup>2</sup> ... 124.2 m<sup>2</sup>



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

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

Entrance Hall

Landing

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

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

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

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

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

Parking  
Two allocated parking spaces - One undercroft

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

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

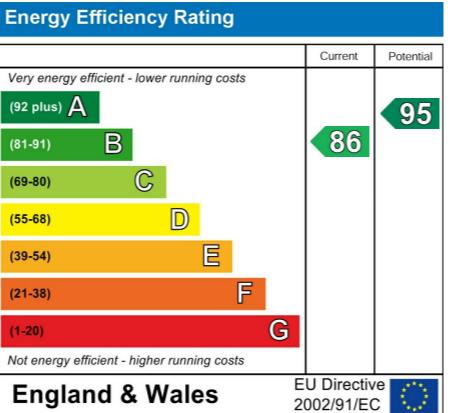
Bedroom One 9'2" x 14'6" max (2.81m x 4.43m max)

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

Garden

Council Tax

Band F



# 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, border for shrubs and side access as well as parking for two cars on of which is undercroft.

The property is immaculately presented throughout - move straight in.

\*\*\* Chain Free \*\*\*





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