

BRONWYDD CLOSE

PENYLAN





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PENYLAN, CF23 5RA - £895,000

4 bedroom(s) 2 bathroom(s) 1999.00 sq ft

NEW TO MARKET
We are pleased to offer for sale this modernised and extended FOUR bedroom detached home. The property has a bright neutral interior and offers fantastic family accommodation with :entrance porch, hall, WC, utility room, spacious lounge, office/ play room, large open plan kitchen diner boasting contemporary fitted kitchen, roof lights and patio doors to the garden. Upstairs there is a bright landing, sleek family bathroom and FOUR double bedrooms and ensuite shower room. The property is on a very good size plot and offers a generous landscaped garden, a private outlook, detached garage, outside power and lighting, and driveway allowing for multiple cars to park off road. The property further benefits from under floor heating, built in speakers, smart lighting, and NO ONWARD CHAIN.
There is scope to develop further with approved planning for a loft dorm extension, and side and rear double storey extensions.

PROPERTY SPECIALIST

Mr Ramzy Bancroft
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Branch manager



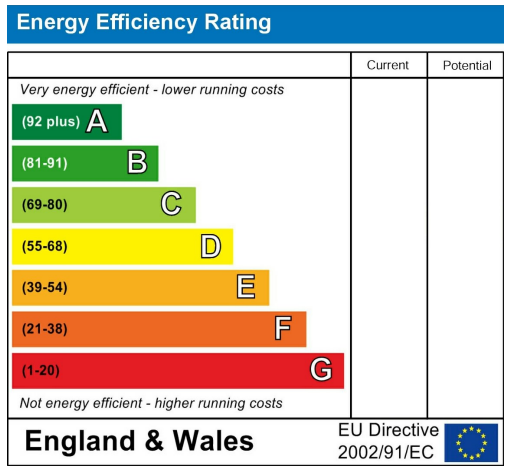











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC









Bronwydd Close, Penylan, Cardiff










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FOYER LEADING TO HALLWAY
3.63m x 1.80m (11'11" x 5'11")

LIVING ROOM
3.66m x 6.15m (12' x 20'2")

KITCHEN
4.34m x 5.84m (14'3" x 19'2")

DINING AREA
5.72m x 3.48m (18'9" x 11'5")

DOWNSTAIRS WC
1.63m x 1.14m (5'4" x 3'9")

LAUNDRY ROOM
1.93m x 3.91m (6'4" x 12'10")

OFFICE /PLAY ROOM
3.66m x 3.96m (12' x 13')

BEDROOM ONE
3.63m x 3.96m (11'11" x 13')

EN SUITE
2.13m x 0.79m (7' x 2'7")

BEDROOM TWO
3.66m x 3.66m (12' x 12')

BEDROOM THREE
3.66m x 3.10m (12' x 10'2")

BEDROOM FOUR
2.49m x 2.67m (8'2" x 8'9")

BATHROOM
4.32m x 1.75m (14'2" x 5'9")

GARAGE & DRIVE

GARDEN

COUNCIL TAX
Band G

SCHOOL CATCHMENT
Marlborough Primary School (year 2024-25)
Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

*Subject to availability *

TENURE
Freehold, but this is to be confirmed by your solicitor



"A renovated detached home with a fantastic garden"

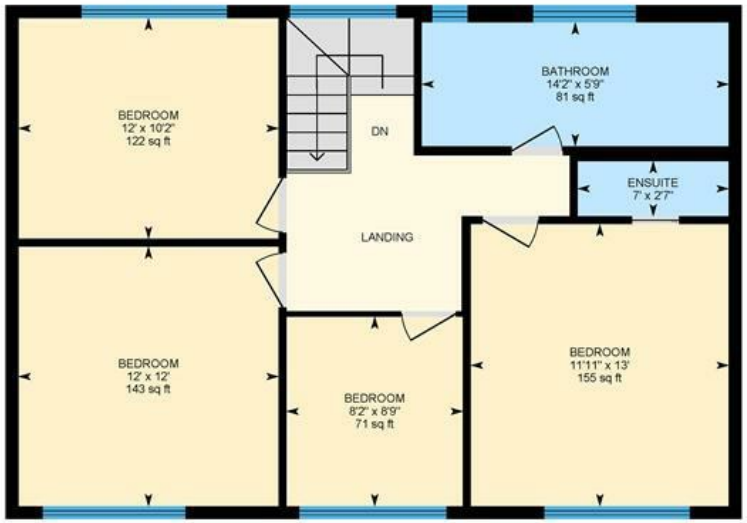
Comments by Mr Ramzy Bancroft

Bronwydd Cl, Penylan, CRF

Main Building: Total Interior Area 1997.57 sq ft



Ground Floor



1st Floor





White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

JeffreyRoss

www.jeffreyross.co.uk