

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



KING WOOD CLOSE  
PENYLAN



**FRONT GARDEN**

**DRIVEWAY**

**HALL**

**LOUNGE DINER**

**KITCHEN**

**LANDING**

**BEDROOM 1**

**BEDROOM 2**

**BATHROOM**

**GARDEN**

**TENURE**

Freehold- To be confirmed by your legal advisor

**COUNCIL TAX**

Band - E

**SCHOOL CATCHMENT**

Llanedeyrn Primary

Llanishen High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)

Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

this is subject to change & availability





## KING WOOD CLOSE

PENYLAN, CF23 9HE - £295,000

 2 Bedroom(s)  1 Bathroom(s)  sq ft

**\*NEW TO MARKET\*** A Well-Presented Two-Bedroom Semi-Detached Home in Penylan  
We are delighted to offer for sale this very well-presented two double bedroom semi-detached home, complete with an upstairs bathroom and generous gardens.

The accommodation comprises: entrance hall, a spacious lounge/diner with feature fireplace, a fitted kitchen, two good-sized double bedrooms, and a four-piece family bathroom.

Set in a quiet cul-de-sac in Penylan, the property benefits from both front and rear gardens, as well as off-road parking. Positioned within walking distance of local shops, parks, and popular schools, while also offering excellent transport links, including easy access to the M4.

The property is offered to the market with no onward chain.



### PROPERTY SPECIALIST

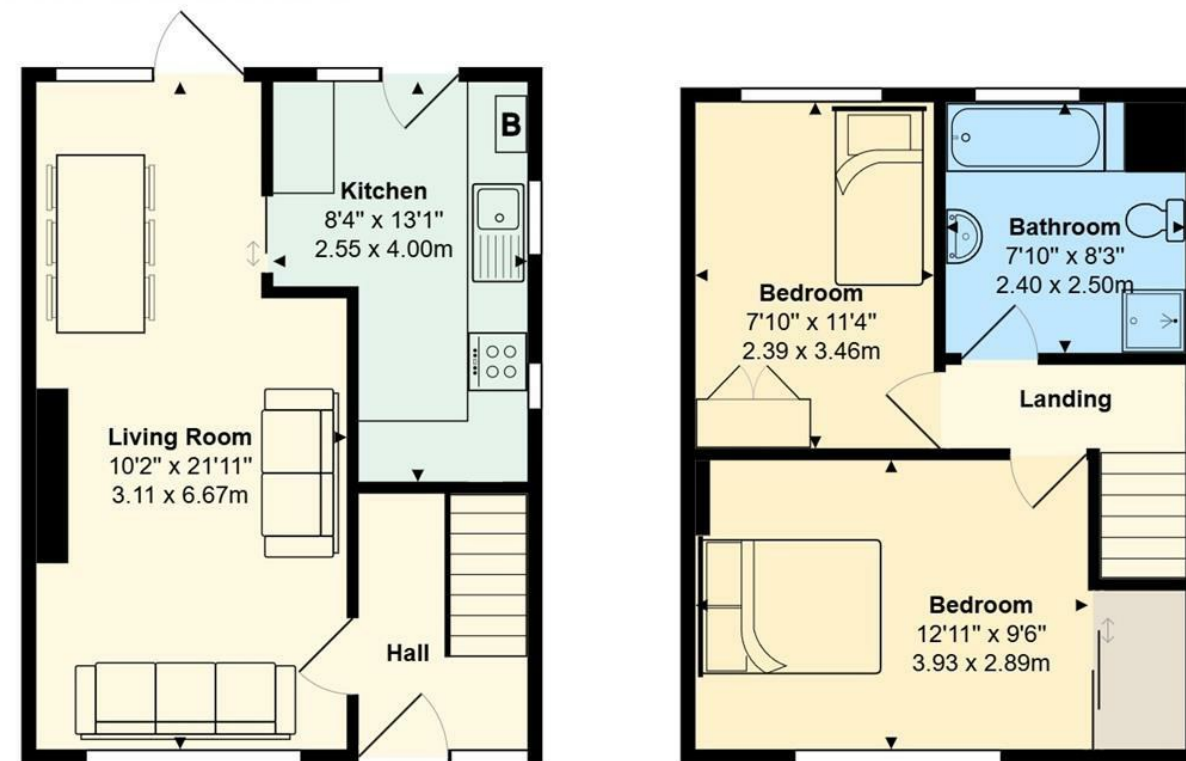
Mr Ramzy Bancroft  
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Branch manager



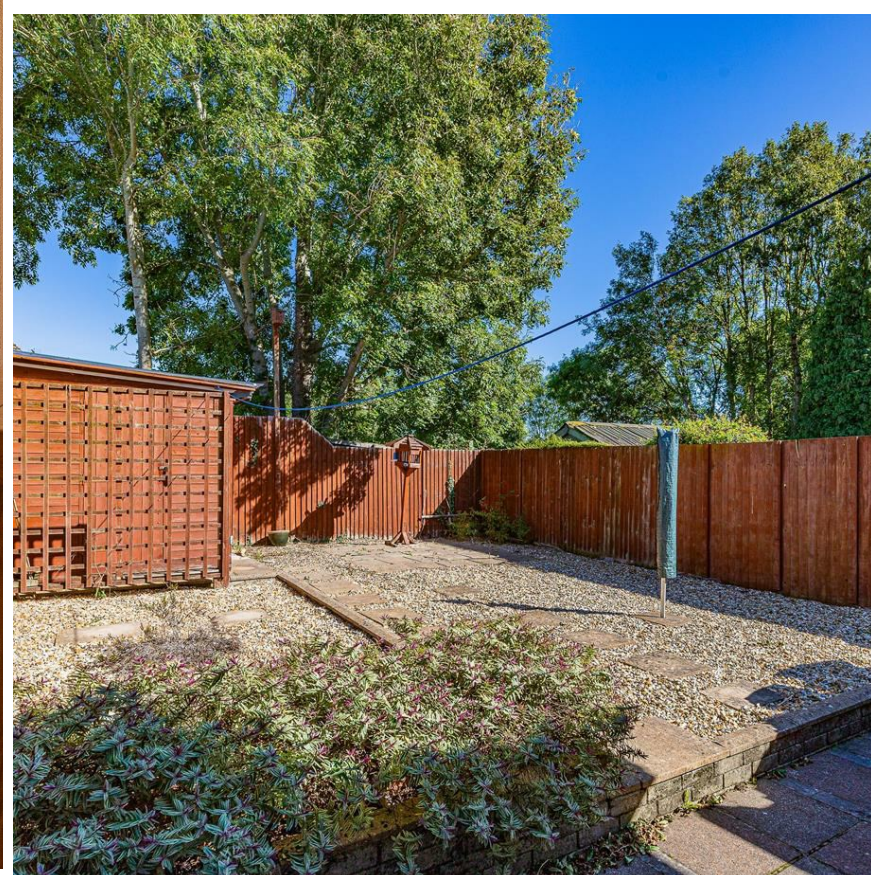


## King Wood Close

Total Area: 695 ft<sup>2</sup> ... 64.5 m<sup>2</sup>



All measurements are approximate and for display purposes only



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