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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Grafton Close*

PENYLAN



*immaculate three bedroom semi detached home with off road parking.*

Comments by Mrs Amanda Trinder



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



*Beautifully presented, immaculate three double bedroom family home in prime location.*

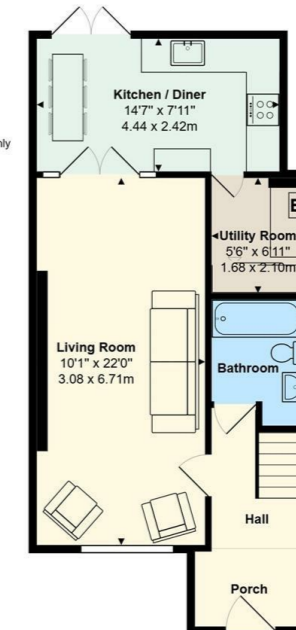
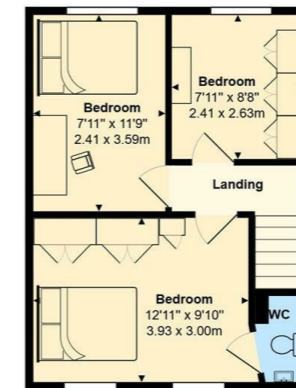
Comments by the Homeowner



**Grafton Close**

Total Area: 863 ft<sup>2</sup> ... 80.1 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>                            |                         | 65      | 75        |
| (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 |         |           |



# Grafton Close

Penylan, Cardiff, CF23 9JB

Offers Over

£380,000



3 Bedroom(s)



1 Bathroom(s)



863.00 sq ft



Contact our  
**Penylan Branch**

02920 499680

\*\*\* Offers over £380,000 \*\*\* Jeffrey Ross are pleased to bring to the market this beautifully presented, immaculate, extended three double bedroom family home in sought after location.

The property briefly comprises of entrance hall, lounge, modern, extended open plan kitchen / dining room, utility room, and modern ground floor bathroom. To the first floor there are three double bedrooms, one with en-suite W.C and landing with access to the loft. Outside there is a 64ft rear garden with decking. At the front of the property there is a drive with space for at least two cars as well as a garage. This property has been renovated throughout in recent years.

Situated in a leafy suburb with close proximity to local, shops, schools as well as bus routes to Cardiff city centre and easy access to A48 / M4



Entrance Hall

Bedroom Two 11'9m x 7'11m (3.58mm x 2.41mm )

Lounge 22'0m x 10'1m (6.71mm x 3.07mm)

Bedroom Three 8'8m x 7'11m (2.64mm x 2.41mm )

Open Plan Kitchen / Dining Room 14'7m x 7'11m (4.45mm x 2.41mm)

Garden

Utility Room 6'11m x 5'6m (2.11mm x 1.68mm )

Tenure

Freehold- To be confirmed by your legal advisor

Bathroom

Council Tax

Band E

Landing

Bedroom One 12'11m x 9'10m (3.94mm x 3.00mm )

School Catchment

Llanedeyrn Primary School  
Llanishen High School (year 2024-25)

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

En- Suite

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