

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CLOS GWIRGI
PENYLAN



ENTRANCE HALL

GROUND FLOOR W.C
0.87m x 1.63m (2'10" x 5'4")

KITCHEN / BREAKFAST ROOM
2.82m x 5.01m (9'3" x 16'5")

EN-SUITE
1.46m x 2.24m (4'9" x 7'4")

LOUNGE / DINING ROOM
4.97m x 3.12m (16'3" x 10'2")

LANDING

BEDROOM ONE
2.81m x 4.43m max (9'2" x 14'6" max)

BEDROOM TWO
2.77m x 3.02m (9'1" x 9'10")

BEDROOM THREE
2.13m x 2.73m (6'11" x 8'11")

BEDROOM FOUR
4.23m x 3.88m (13'10" x 12'8")

EN-SUITE
1.15m x 2.77m (3'9" x 9'1")

GARDEN

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

COUNCIL TAX
Band F

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

PARKING
Two allocated parking spaces - One under croft





CLOS GWRGI

PENYLAN, CF23 9FQ - £400,000

 4 Bedroom(s)  3 Bathroom(s)  1108.00 sq ft

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 undercroft.

The property is immaculately presented throughout - move straight in.

*** Chain Free ***



PROPERTY SPECIALIST

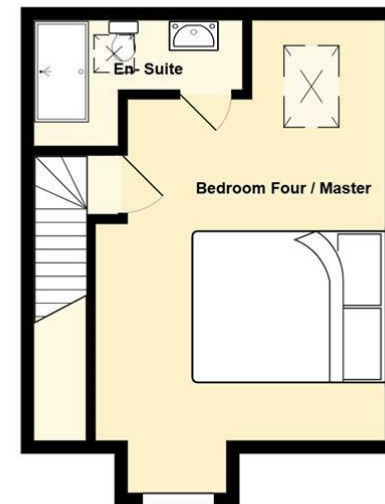
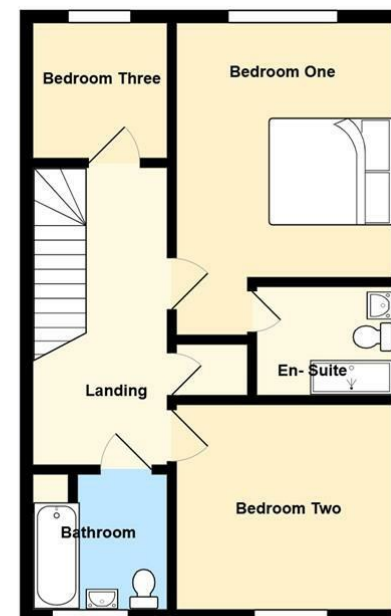
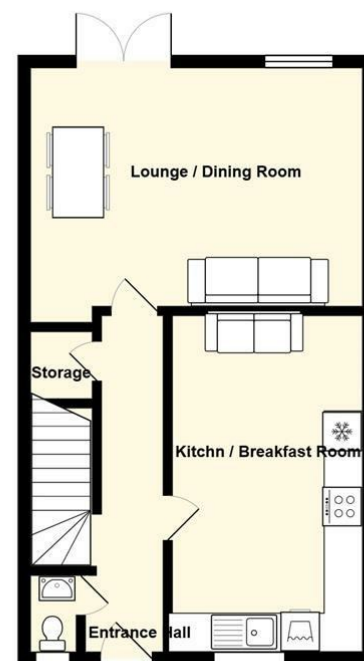
Mrs Amanda Trinder
amanda@jeffreyross.co.uk
Senior valuer



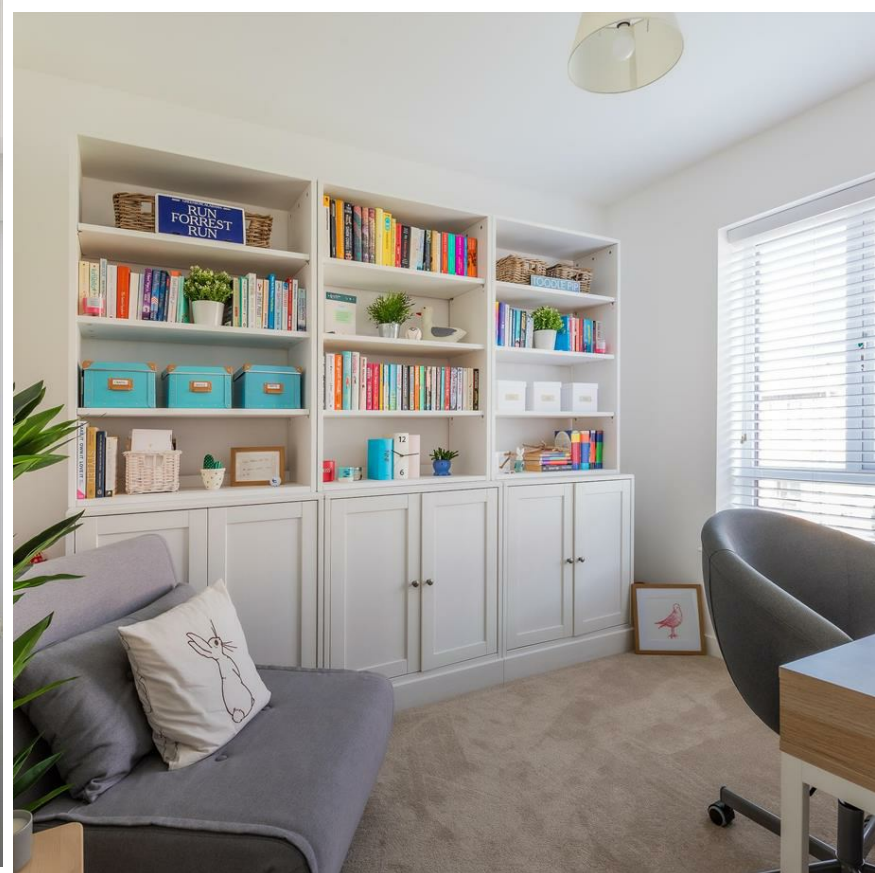


Clos Gwrgi, Penylan, Cardiff

34, Clos Gwrgi, Penylan, CF23 9FQ



Total Area: 1337 ft² ... 124.2 m²



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 	