

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



DOE CLOSE  
PENYLAN





#### ENTRANCE HALL

Approached via double glazed front door into entrance hall, central heating radiator, LVT flooring, stairs leading to first floor

#### BEDROOM FOUR / STUDY

2.70m x 2.52m (8'10" x 8'3" )

Double glazed window to front, central heating radiator, built in storage cupboard, LVT flooring.

#### W.C

Low level W.C, wash hand basin, extractor fan part tiled walls, LVT flooring.

#### KITCHEN / DINER

4.75m x 3.76m (15'7" x 12'4" )

Double glazed window and door to rear, full range of floor and wall level units, integrated Fridge freezer, integrated washing machine, integrated microwave Space for five ring gas cooker and double oven, extractor fan, Integrated dish washer, cupboard housing boiler, part tiled walls, Vinyl floor.

#### LANDING

Built in airing cupboard, stairs leading to second floor.

#### LOUNGE

4.77m x 3.75m (15'7" x 12'3" )

Two double glazed french doors with Juliet balcony to rear, feature fire surround, two central heating radiators, coving, carpeted floor.

#### BEDROOM THREE

3.75m x 2.68m (12'3" x 8'9" )

Two double glazed windows to front, two central heating radiators.

#### SECOND FLOOR LANDING

Access to loft space

#### BEDROOM ONE

3.77m x 3.35m

Two double glazed window to rear, two central heating radiators, fitted wardrobes, en-suite.

#### EN-SUITE

Three piece white suite comprising of shower cubicle, wash hand basin, low level W.C, extractor fan, tiled walls, LVT flooring.

#### BEDROOM TWO

3.83m x 2.72m (12'6" x 8'11" )

Two double glazed windows to front, two central heating radiators, fitted wardrobes, built in storage cupboard.

#### BATHROOM

Newly fitted fully tiled modernised bathroom with white suite comprising of bath with waterfall shower above and glass shower screen, low level W.C, wash hand basin, wall mounted heated towel rail.

#### GARDEN

Enclosed fenced rear garden with access to the rear.

#### TENURE

Freehold - This is to be confirmed with your solicitors.

#### COUNCIL TAX

Council tax band F

#### SCHOOL CATCHMENT

Marlborough Primary School (year 2018-19)

Cardiff High School (year 2018-19)

Ysgol Y Berllan Deg (year 2018-19)

Ysgol Gyfun Gymraeg Bro Edern (year 2018-19)

This is Subject to change and availability







## DOE CLOSE

PENYLAN, CF23 9HJ - £265,000

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

GUIDE PRICE £265,000 - £270,000.

An impressive and well presented three or four double bedroom family home, located in this quiet Cul de Sac in Penylan. The three story townhouse offers a spacious and versatile layout, with entrance hall, downstairs WC, fourth bedroom/extra reception and a spacious kitchen diner on the ground floor. Family bathroom, Three double bedrooms, master en suite and large family lounge on the first and second floors. Further offering an enclosed rear garden, with patio. The property also comes with an allocated parking space. Located within close distance of shops, schools and parks, as well as good links to the M4.

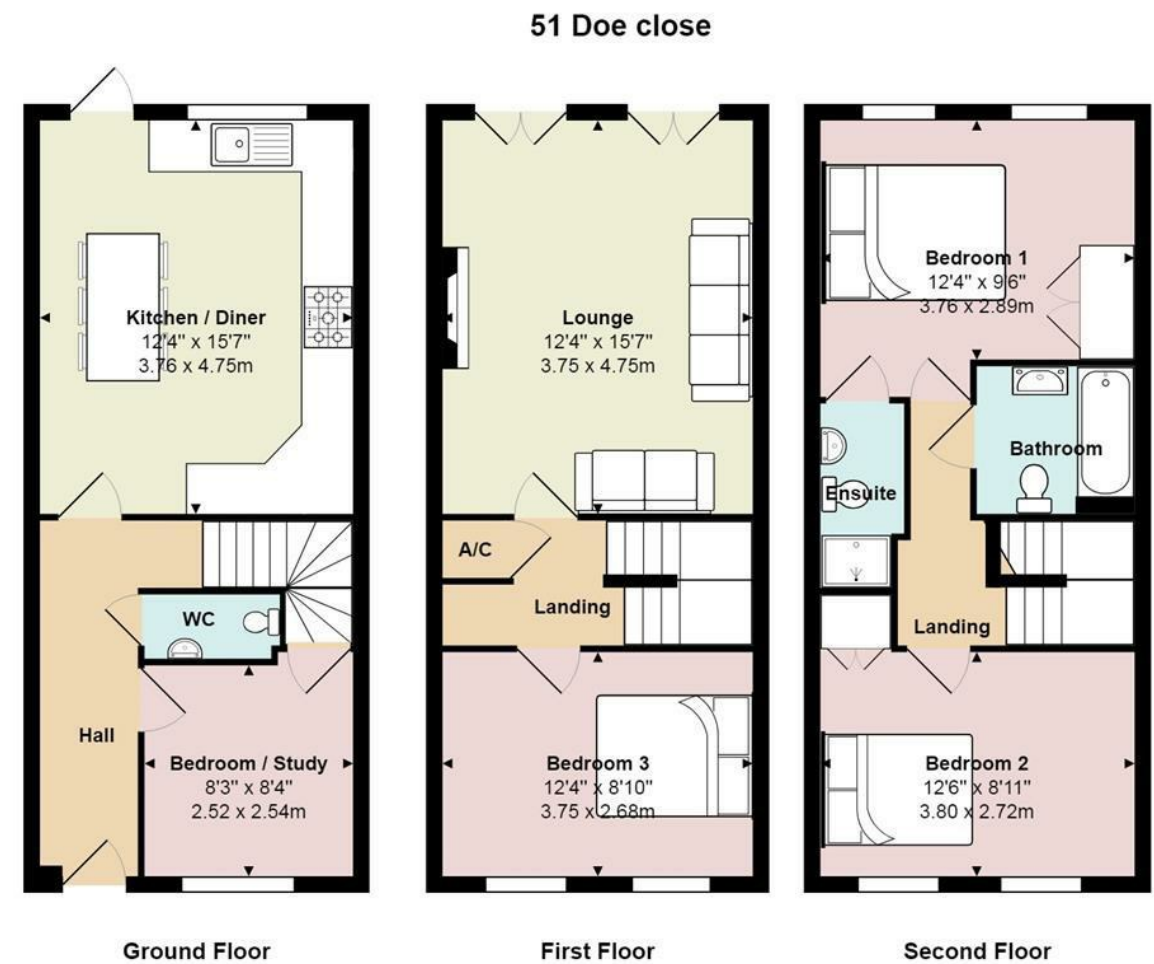


### PROPERTY SPECIALIST

Pam Hippolite  
[pamela@jeffreygross.co.uk](mailto:pamela@jeffreygross.co.uk)  
 02920 499680  
 Sale co-ordinator









Total Area: 1112 ft<sup>2</sup> ... 103.3 m<sup>2</sup>  
All measurements are approximate and for display purposes only



Doe Close, Penglan, Cardiff



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 