

CARDIFF'S HOME FOR  
**STYLISH SALES**  
**& LETTINGS**

JeffreyRoss

CLOS AVRO  
PENGAM GREEN



**HALL****WC****LOUNGE**

3.45m x 4.42m (11'4" x 14'6")

**KITCHEN**

4.88m x 3.02m (16'0" x 9'11")

**DINING ROOM**

2.57m x 3.23m (8'5" x 10'7")

**LANDING****BEDROOM ONE**

3.53m x 2.62m (11'7" x 8'7")

**EN-SUITE****BEDROOM TWO**

2.84m x 2.77m (9'4" x 9'1")

**BEDROOM THREE**

1.91m x 2.77m (6'3" x 9'1")

**BATHROOM****GARAGE**

Integral garage with access from the house, as well as up & over door from the front.

**COUNCIL TAX**

Band E

**SCHOOL CATCHMENT**

Baden Powell Primary School (year 2024-25)

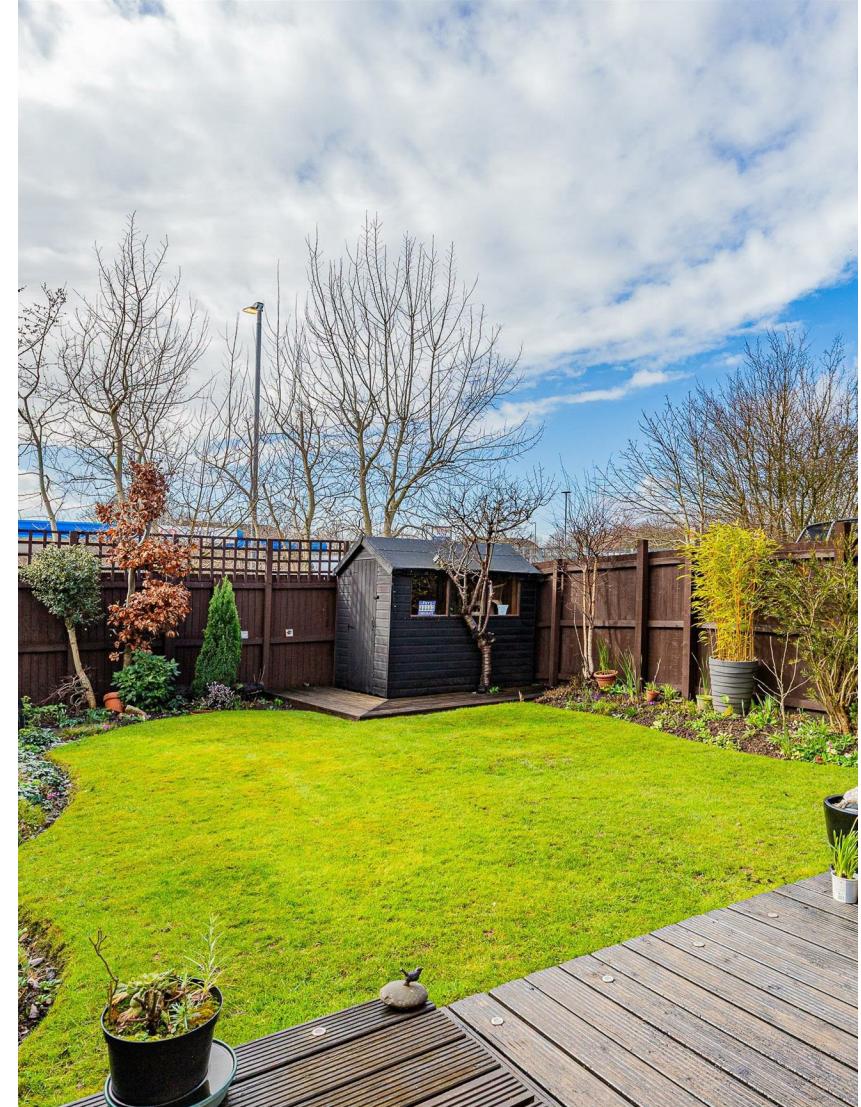
Willows High School (year 2024-25)

Ysgol Glan Morfa (year 2024-25)

Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

**TENURE**

Freehold, but this to be confirmed by your solicitors



## CLOS AVRO

PENGAM GREEN, CF24 2HN -  
£300,000



3 Bedroom(s)



2 Bathroom(s)



1044.00 sq ft

OFFERS IN THE REGION OF £300,000.

\*\* NO ONWARD CHAIN \*\*

We are pleased to offer for sale this immaculately presented and extended THREE bedroom property. This much loved home offers fantastic space both inside and out, with an entrance hall, WC, spacious lounge, kitchen diner with Sliding doors to the garden, conservatory/dining room, and integral garage. Upstairs there are three bedrooms, family bathroom and en-suite shower room. The property benefits from a driveway to front for 2 cars, and a beautiful south facing rear garden with an open aspect.

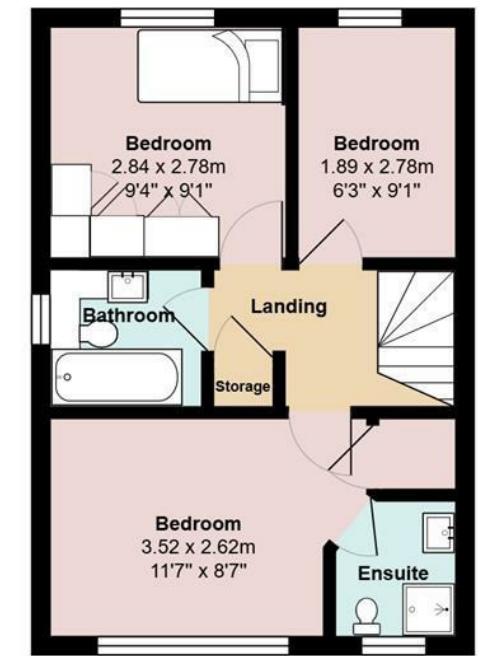
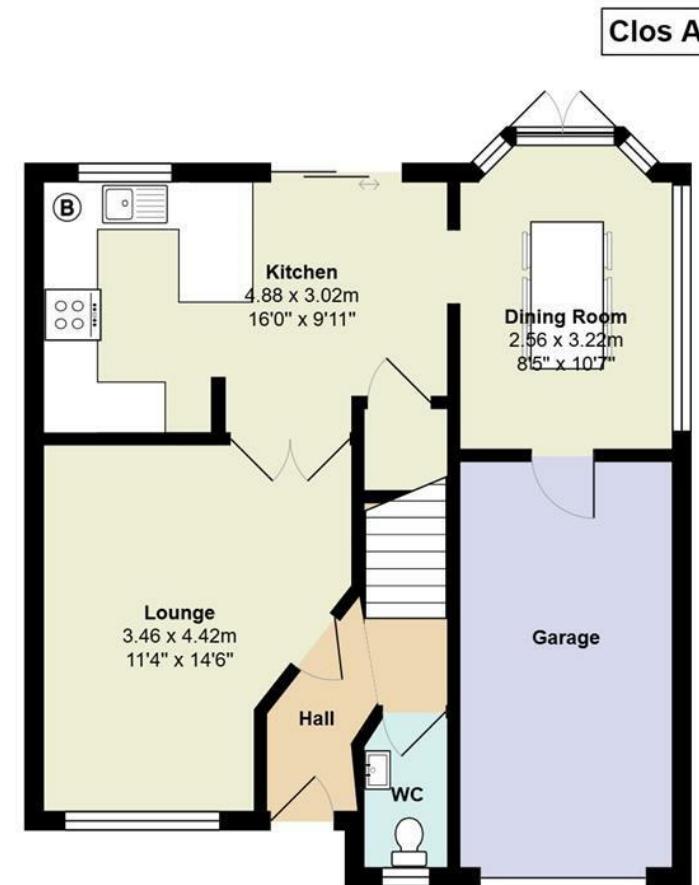
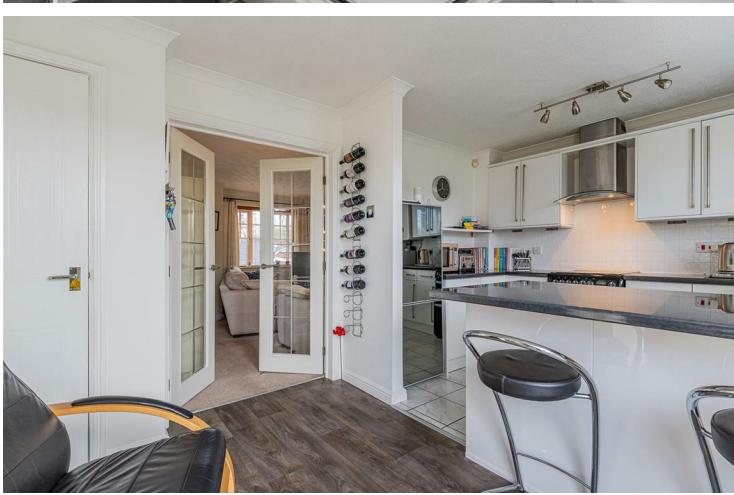
Located in a quite cul de Sac, but still conveniently placed for local supermarket, and onto Newport Road, giving good access in and out of Cardiff Centre, with good public transport.



### PROPERTY SPECIALIST

Mr Ramzy Bancroft  
[Ramzy@jeffreyross.co.uk](mailto:Ramzy@jeffreyross.co.uk)  
02920 499680  
Branch manager





Total Area: 97.0 m<sup>2</sup> ... 1044 ft<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) A		88
(81-91) B		76
(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		