

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



GRAFTON CLOSE  
PENYLAN



**ENTRANCE HALL**

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

**OPEN PLAN KITCHEN / DINING ROOM**  
4.45mm x 2.41mm (14'7m x 7'11m)

**UTILITY ROOM**  
2.11mm x 1.68mm (6'11m x 5'6m )

**BATHROOM**

**LANDING**

**BEDROOM ONE**  
3.94mm x 3.00mm (12'11m x 9'10m )

**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**

**BEDROOM TWO**  
3.58mm x 2.41mm (11'9m x 7'11m )

**BEDROOM THREE**  
2.64mm x 2.41mm (8'8m x 7'11m )

**GARDEN**

**TENURE**  
Freehold- To be confirmed by your legal advisor




**COUNCIL TAX**  
Band E





## GRAFTON CLOSE

PENYLAN, CF23 9JB - £390,000

 3 Bedroom(s)  1 Bathroom(s)  863.00 sq ft

\*\*\* Offers over £390,000 \*\*\* Jeffrey Ross are pleased to bring to the market this beautifully presented, Immaculate, extended three double bedroom family home in sought after location.

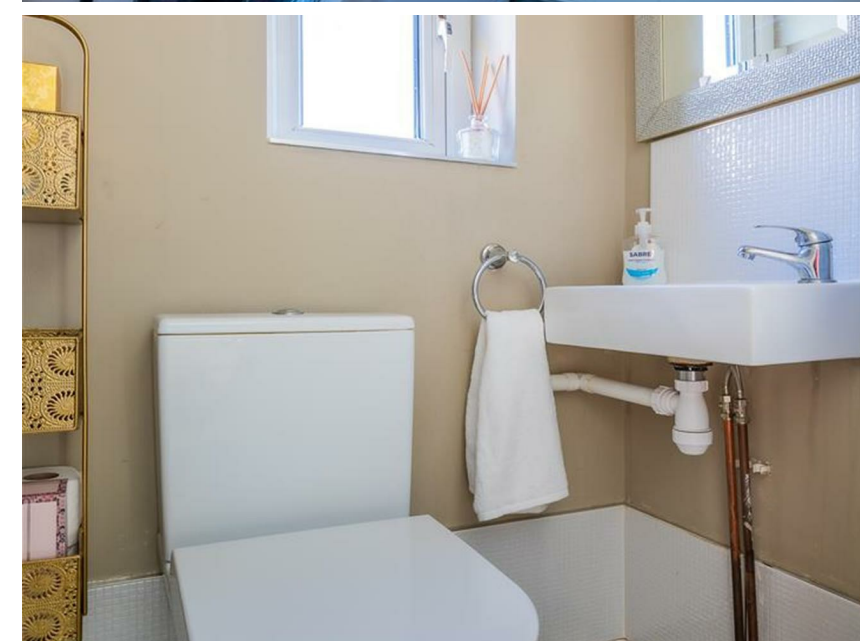
The property briefly comprises of entrance hall, lounge, modern, extended open plan kitchen / dining room, utility room, and modern ground floor bathroom. To the first floor there are three double bedrooms, one with en-suite W.C and landing with access to the loft. Outside there is a 64ft rear garden 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.

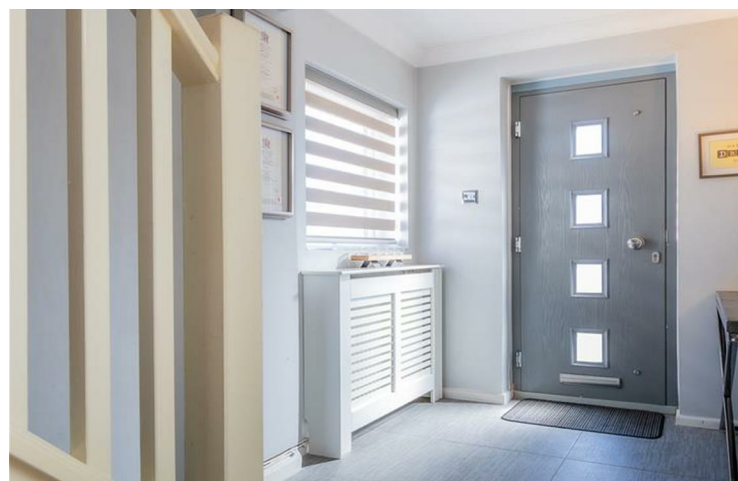
Situated in a leafy suburb with close proximity to local, shops, schools as well as bus routes to Cardiff city centre and easy access to A48 / M4



### PROPERTY SPECIALIST

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

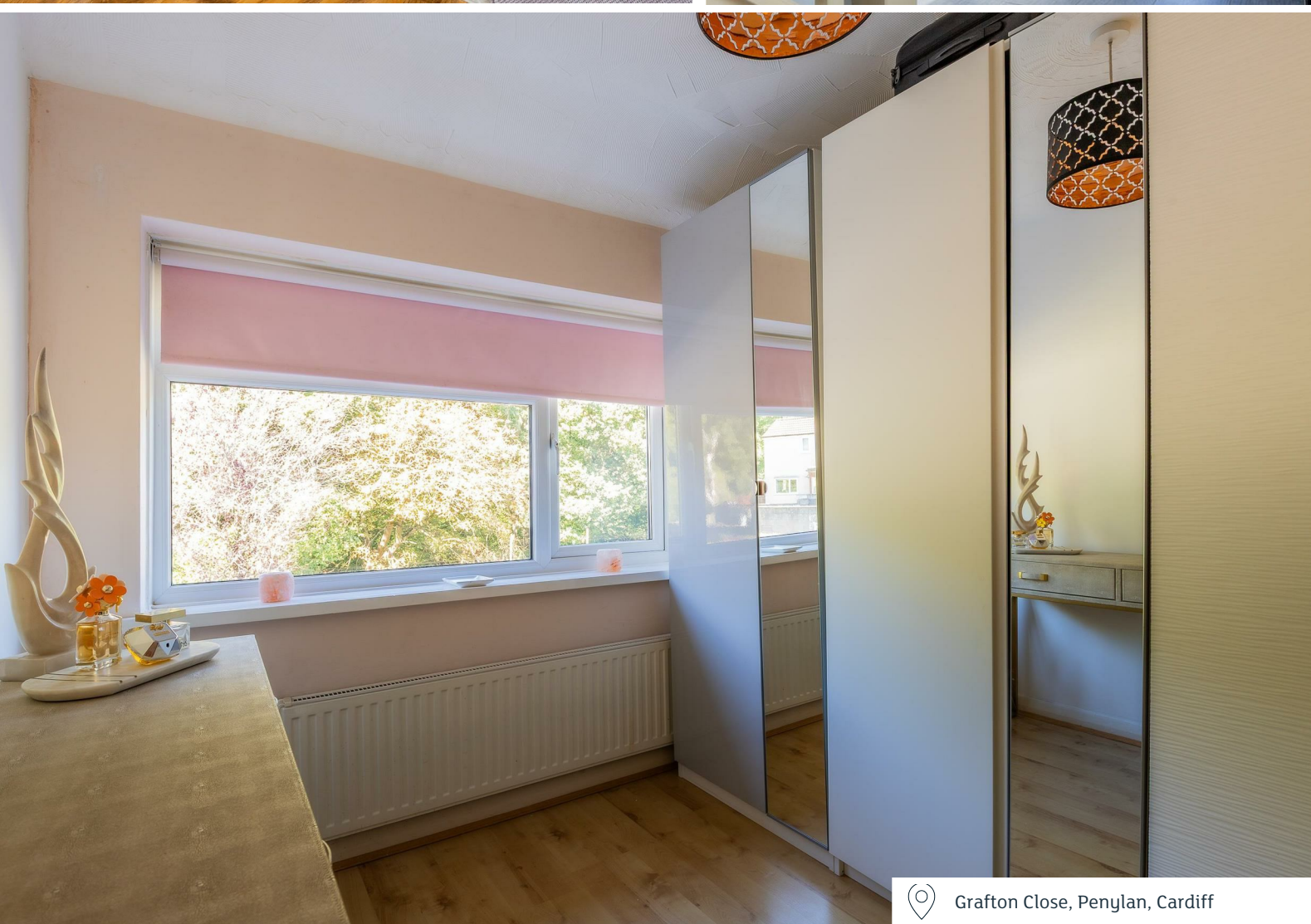
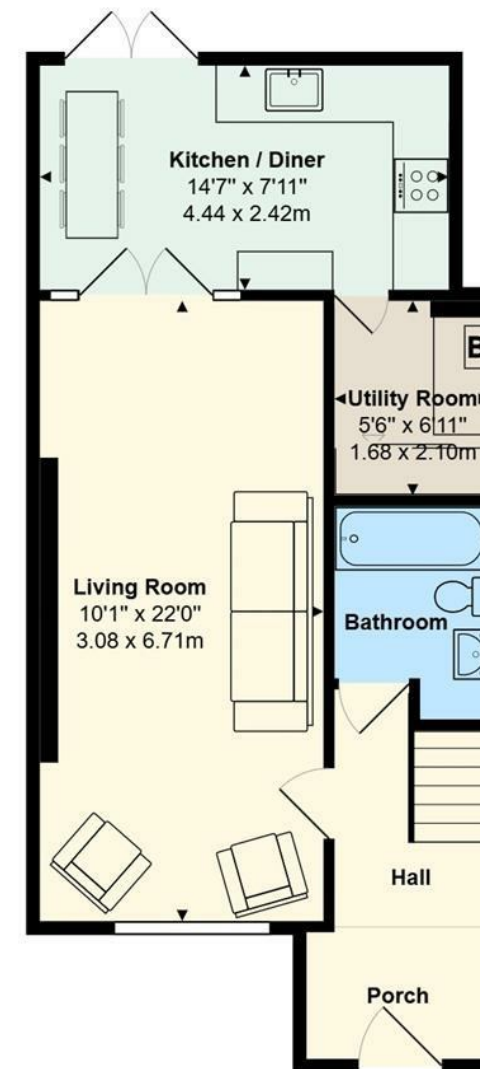
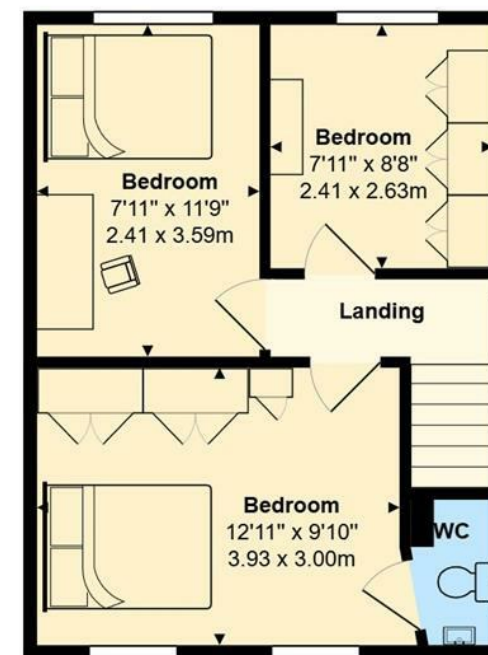




## Grafton Close

Total Area: 863 ft<sup>2</sup> ... 80.1 m<sup>2</sup>

All measurements are approximate and for display purposes only



Grafton Close, Penylan, Cardiff



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	