

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.

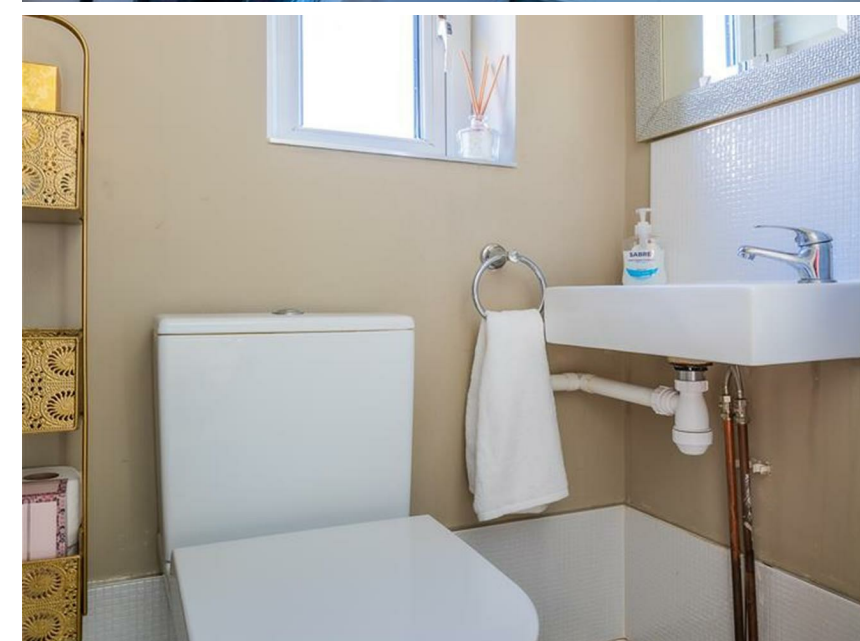
Outside there is a 64ft rear garden with decking. At the front of the property there is a drive with space for at least two cars as well as a garage. This property has been renovated throughout in recent years.

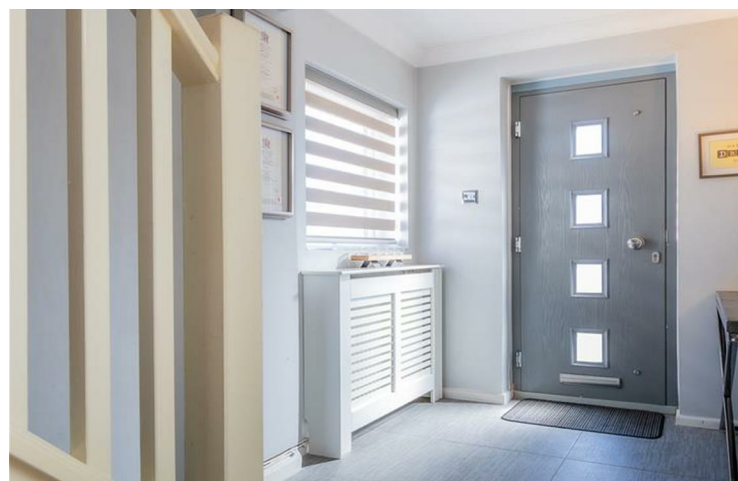
Situated in a leafy suburb with close proximity to local, shops, schools as well as bus routes to Cardiff city centre and easy access to A48 / M4



PROPERTY SPECIALIST

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

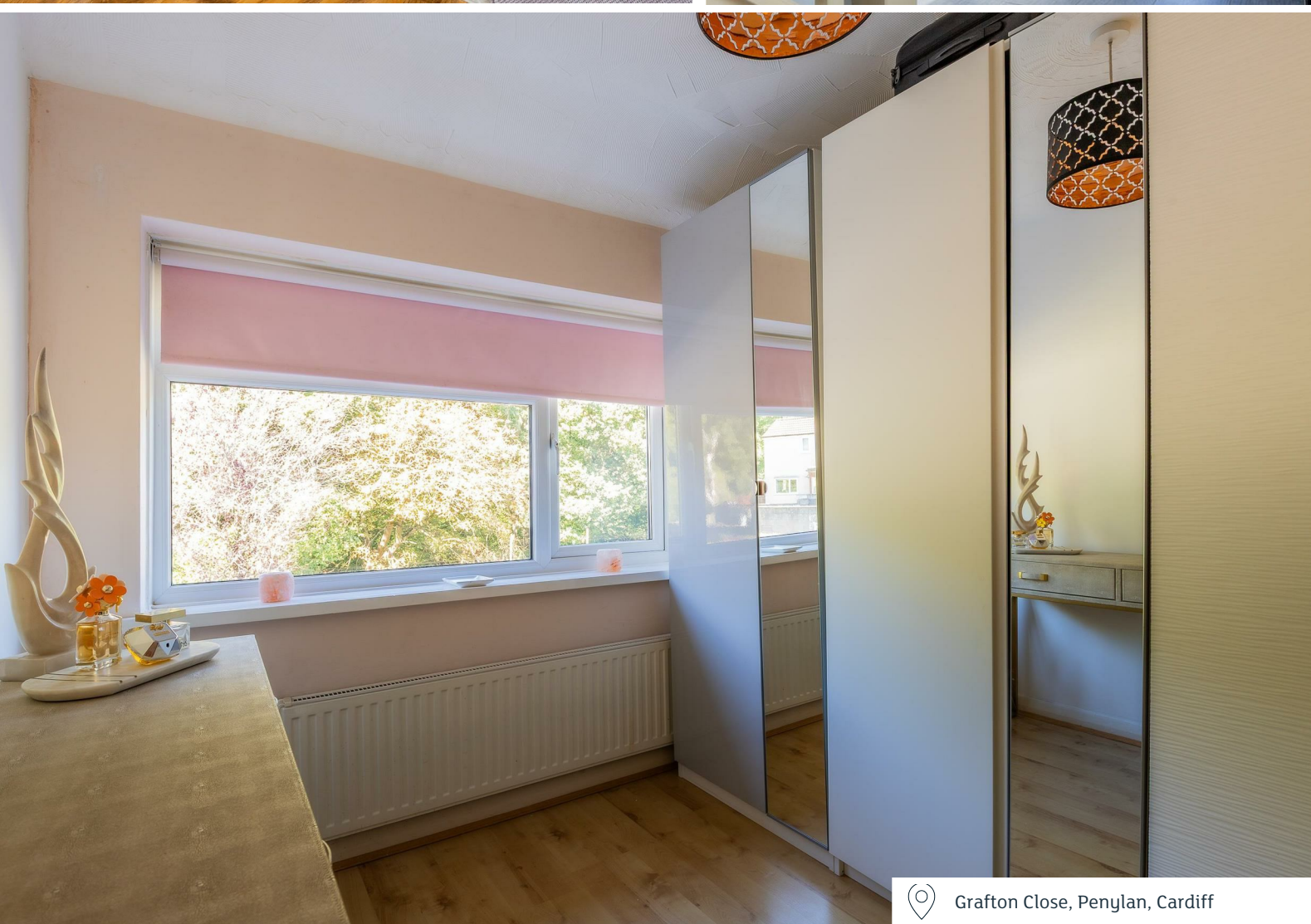
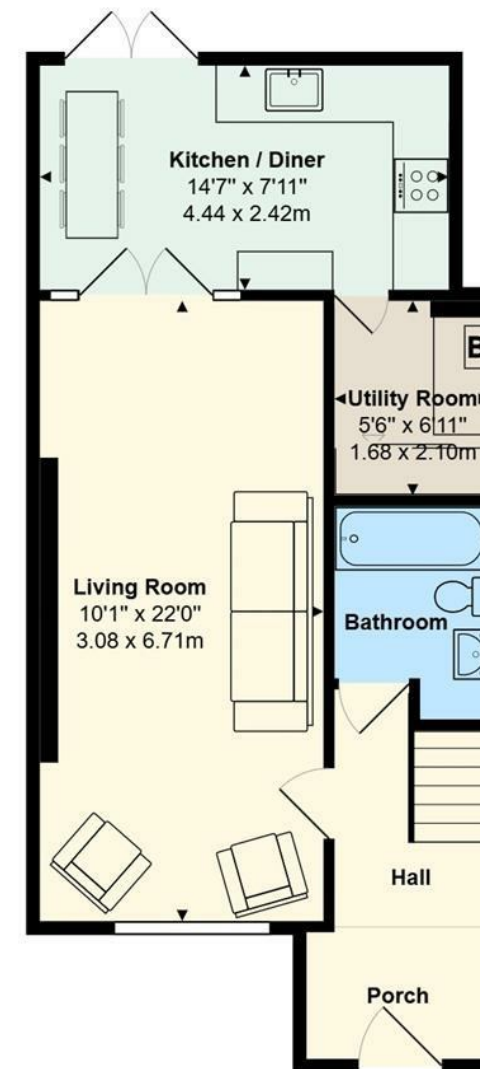
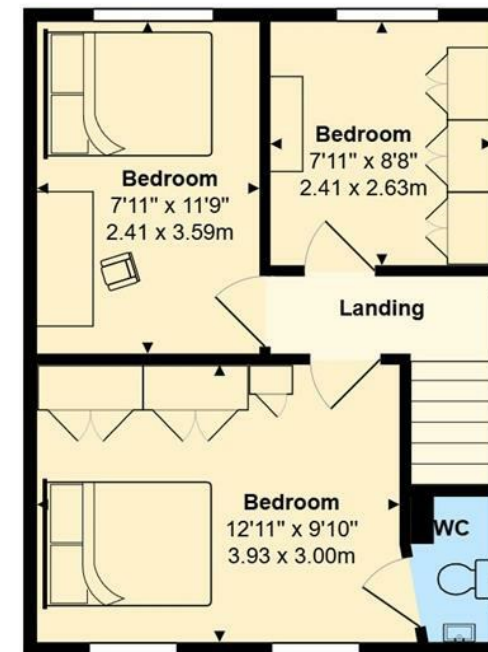




Grafton Close

Total Area: 863 ft² ... 80.1 m²

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			
England & Wales		EU Directive 2002/91/EC	