

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)

CARDIFF

VALE

CAERPHILLY

BRISTOL

*Borrowdale Close*

PENYLAN



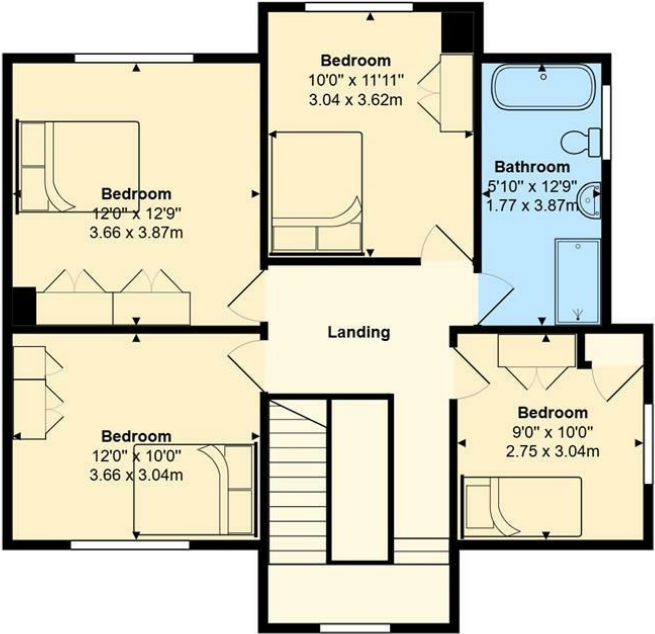
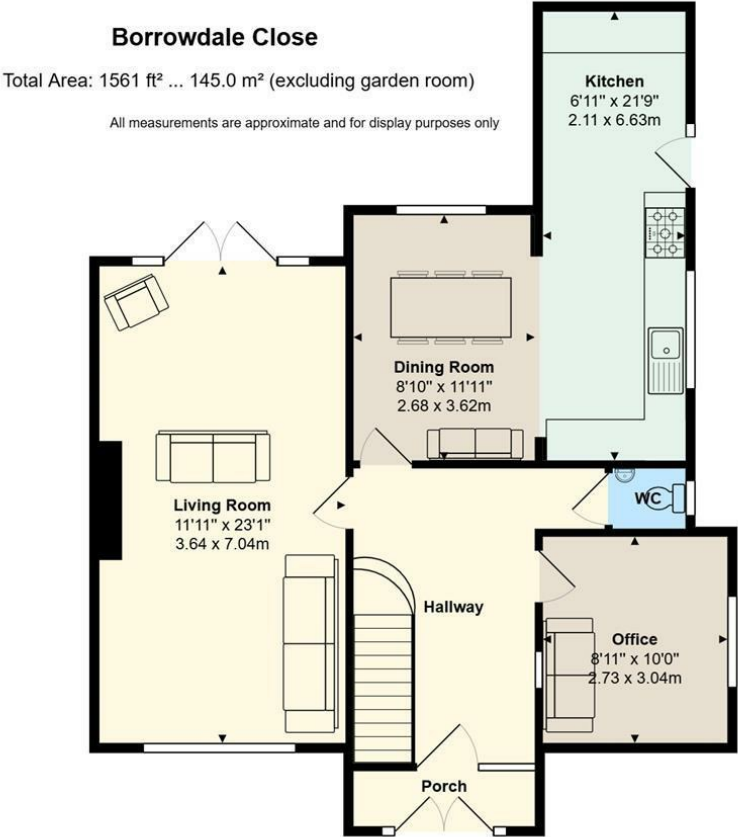


Comments by Mr Ramzy Bancroft



**Property Specialist**  
**Mr Ramzy Bancroft**  
Branch manager

Ramzy@jeffreygross.co.uk



*A super family home with a great size garden*

Comments by the Homeowner





# Borrowdale Close

Penylan, Cardiff, CF23 5LQ

Offers In Excess Of  
**£599,950**

 4 Bedroom(s)  1 Bathroom(s)  1561.00 sq ft



Contact our  
**Penylan Branch**  
02920 499680

OFFERS IN EXCESS OF £599,950 – Deceptively Spacious Four-Bedroom semi detached Home in Penylan  
We are delighted to offer for sale this beautifully presented & extended four double bedroom property, with a bright and modern interior.  
The accommodation comprises a welcoming entrance hall, a spacious lounge, a separate dining room, office / play room, and a generous modern kitchen/diner with underfloor heating, four good-sized bedrooms, and an contemporary family bathroom. The property offers a larger than average garden with a private yet sunny outlook, ideal for both young and older children.  
Perfectly positioned in a quiet cul de Sac, just off Brandreth road in Penylan, the property is within walking distance of local shops, parks, and highly regarded schools such as Cardiff High School, while also offering excellent transport links, including easy access to the M4.



|                    |                                                                                    |
|--------------------|------------------------------------------------------------------------------------|
| Hall               | Garden                                                                             |
| WC                 | Drive & Garage                                                                     |
| Lounge             | Tenure                                                                             |
| Office / play room | Freehold- To be confirmed by your legal advisor                                    |
| Dining Room        | School Catchment                                                                   |
| Kitchen diner      | Lakeside Primary School<br>Cardiff High School (year 2024-25)                      |
| Landing            | Ysgol Y Berllan Deg (year 2024-25)<br>Ysgol Gyfun Gymraeg Bro Ederm (year 2024-25) |
| Bedroom 1          | * Subject to Availability *                                                        |
| Bedroom 2          | Council Tax                                                                        |
| Bedroom 3          | Band F                                                                             |
| Bathroom           |                                                                                    |
| Bedroom 4          |                                                                                    |





| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 70      | 80                         |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

