

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CLOS Y GWALCH



HALL
1.52m’2.44m x 1.83m’0.91m (5’8 x 6’3)

W.C
1.52m’2.74m x 0.91m’0.30m (5’9 x 3’1)

LIVING ROOM
4.27m’0.30m x 5.79m’1.83m (14’1 x 19’6)

KITCHEN
3.05m’0.00m x 4.57m’2.13m (10’0 x 15’7)

DINER
2.44m’1.22m x 3.05m’1.83m (8’4 x 10’6)

GARAGE
3.96m’1.52m x 3.05m’2.44m (13’5 x 10’8)

LIVING
3.05m’2.44m x 4.57m’0.30m (10’8 x 15’1)

LANDING
1.83m’0.91m x 5.79m’1.22m (6’3 x 19’4)

BEDROOM FOUR
2.44m’2.44m x 2.74m’0.00m (8’8 x 9’0)

BEDROOM THREE
3.21 x 2.55 (10’6" x 8’4")

BEDROOM TWO
3.21 x 4.0 (10’6" x 13’1")

EN SUITE
1.47 x 1.33 (4’9" x 4’4")

MASTER BEDROOM
2.61 x 4.75 (8’6" x 15’7")

SCHOOL CATCHMENT
My English medium primary catchment area is

Thornhill Primary School (year 2024-25)

My English medium secondary catchment area is

Llanishen High School (year 2024-25)

My Welsh medium primary catchment area is

Ysgol Y Wern (year 2024-25)

My Welsh medium secondary catchment area is




Ysgol Gyfun Gymraeg Glantaf (year 2024-25)





CLOS Y GWALCH

, CF14 9JH - £400,000

 4 Bedroom(s)  2 Bathroom(s)  1783.00 sq ft

Nestled in the charming area of Clos Y Gwalch in Cardiff, this delightful semi-detached house offers a perfect blend of modern comfort and spacious living. With four well-proportioned bedrooms, this property is ideal for families seeking a welcoming home. The two bathrooms, including a newly renovated one, provide convenience and style, ensuring that morning routines run smoothly.

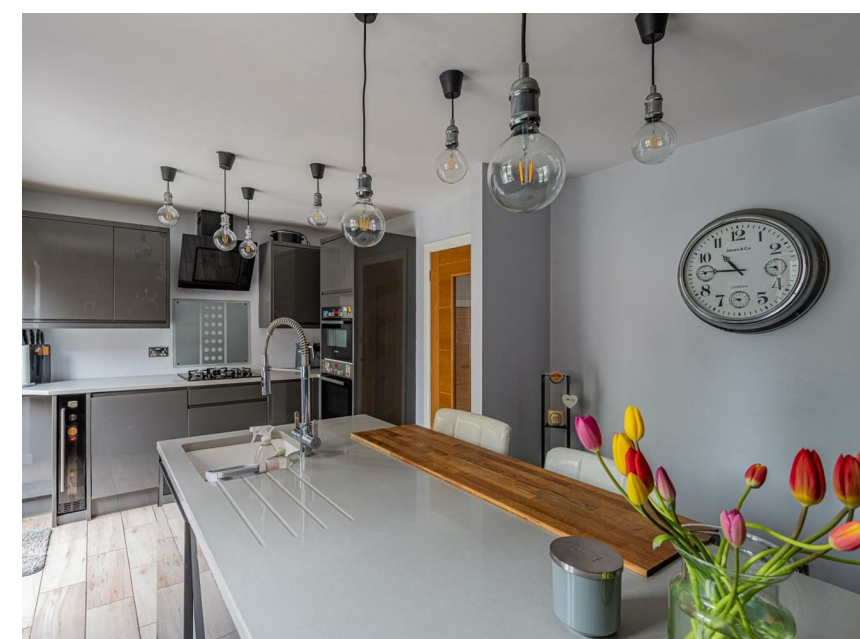
The interior of the house has been thoughtfully updated, featuring fresh carpets that enhance the overall aesthetic and comfort of the living spaces. The newly renovated bathroom boasts contemporary fixtures and finishes, making it a lovely retreat for relaxation.

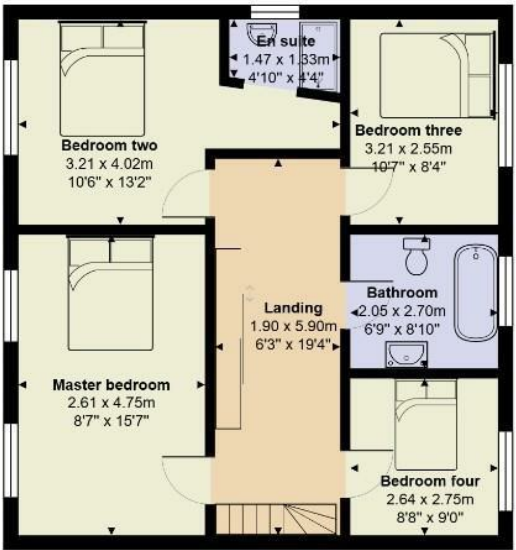
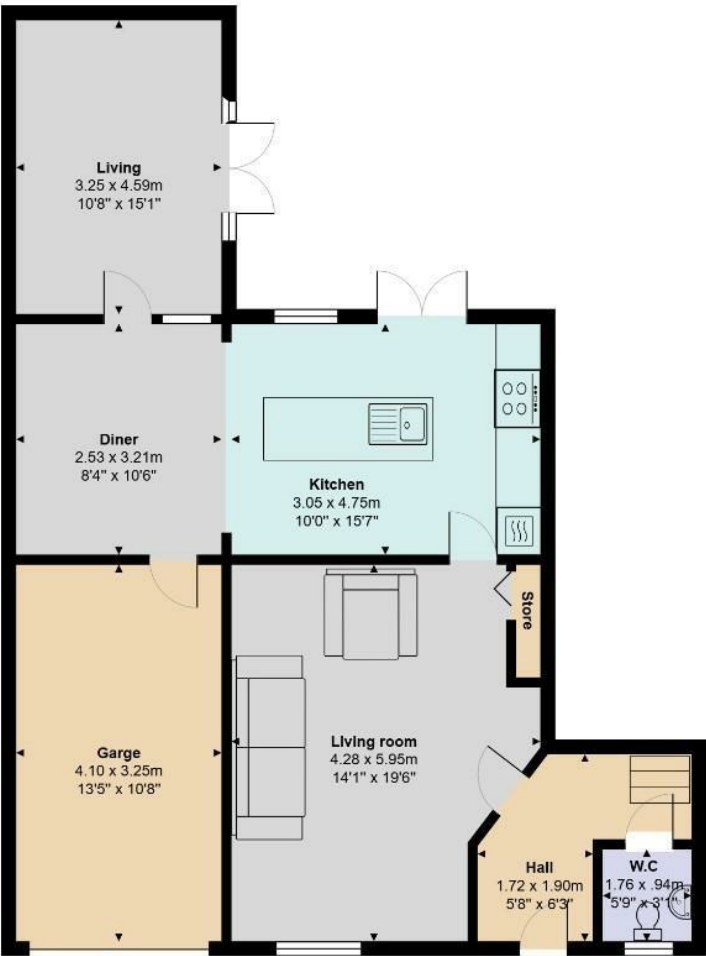
Outside, the property benefits from a garage and a driveway, providing ample parking space and additional storage options. The garden area offers potential for outdoor enjoyment, whether it be for children to play or for hosting summer gatherings.

Located in a friendly neighbourhood, this home is well-positioned for access to local amenities, schools, and parks, making it an excellent choice for those looking to settle in Cardiff. This property is not just a house; it is a place where memories can be made. Don't miss the opportunity to make this lovely home your own.

PROPERTY SPECIALIST

Mr Max Tustin
max@jeffreygross.co.uk
Sales Negotiator





7 clos y gwach

Total Area: 165.6 m² ... 1783 ft²

All measurements are approximate and for display purposes only



Clos Y Gwalch, Cardiff

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	74	
(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