



CHARLOCK CLOSE







## CHARLOCK CLOSE

, CF14 9FF - ASKING PRICE £630,000



4 bedroom(s)



2 bathroom(s)



sq ft

Nestled in the desirable Charlock Close in Cardiff, this splendid four-bedroom detached house offers a perfect blend of modern living and comfort. The property is situated in a sought-after area, making it an ideal choice for families and professionals alike. With its spacious layout and contemporary design, this home is sure to impress anyone looking for a tranquil yet convenient lifestyle.

The interior of the house boasts four generously sized bedrooms, providing ample space for relaxation and privacy. The two well-appointed bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household. The open-plan living areas are designed to create a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet family evenings.

Outside, the property features a brand new landscaped garden, completed in 2025, which will provide a beautiful outdoor space for leisure and recreation. The large driveway offers convenient off-street parking, adding to the practicality of this wonderful home. With its prime location and impressive features, this property is a rare find and presents an excellent opportunity for those seeking a new place to call home in Cardiff.

### PROPERTY SPECIALIST

**Mr Max Tustin**

max@jeffreyross.co.uk

Sales Negotiator










Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

































#### HALL

1.78 x 4.62 (5'10" x 15'1")

#### OFFICE

2.81 x 4.24 (9'2" x 13'10")

#### LIVING ROOM

3.35 x 4.62 (10'11" x 15'1")

#### W.C

#### DINING ROOM

6.56 x 3.28 (21'6" x 10'9")

#### UTILITY ROOM

1.51 x 3.22 (4'11" x 10'6")

#### KITCHEN / BREAKFAST ROOM

8.19 x 3.68 (26'10" x 12'0")

#### LANDING

3.01 x 3.62 (9'10" x 11'10")

#### BEDROOM ONE

3.29 x 4.76 (10'9" x 15'7")

#### ENSUITE

1.90 x 2.00 (6'2" x 6'6")

#### BEDROOM TWO

2.83 x 5.12 (9'3" x 16'9")

#### BEDROOM THREE

3.29 x 2.94 (10'9" x 9'7")

#### BEDROOM FOUR

2.83 x 2.87 (9'3" x 9'4")

#### BATHROOM

1.90 x 1.96 (6'2" x 6'5")

#### SCHOOL CATCHMENT

English medium primary catchment area is  
Coed Glas Primary School  
Thornhill Primary School  
Llysfaen Primary School

My English medium secondary catchment area is  
Llanishen High School (year 2024-25)



Welsh medium primary catchment area is  
Ysgol Y Wern (year 2024-25)

Welsh medium secondary catchment area is  
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

#### TAX BAND

G

#### TENURE

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

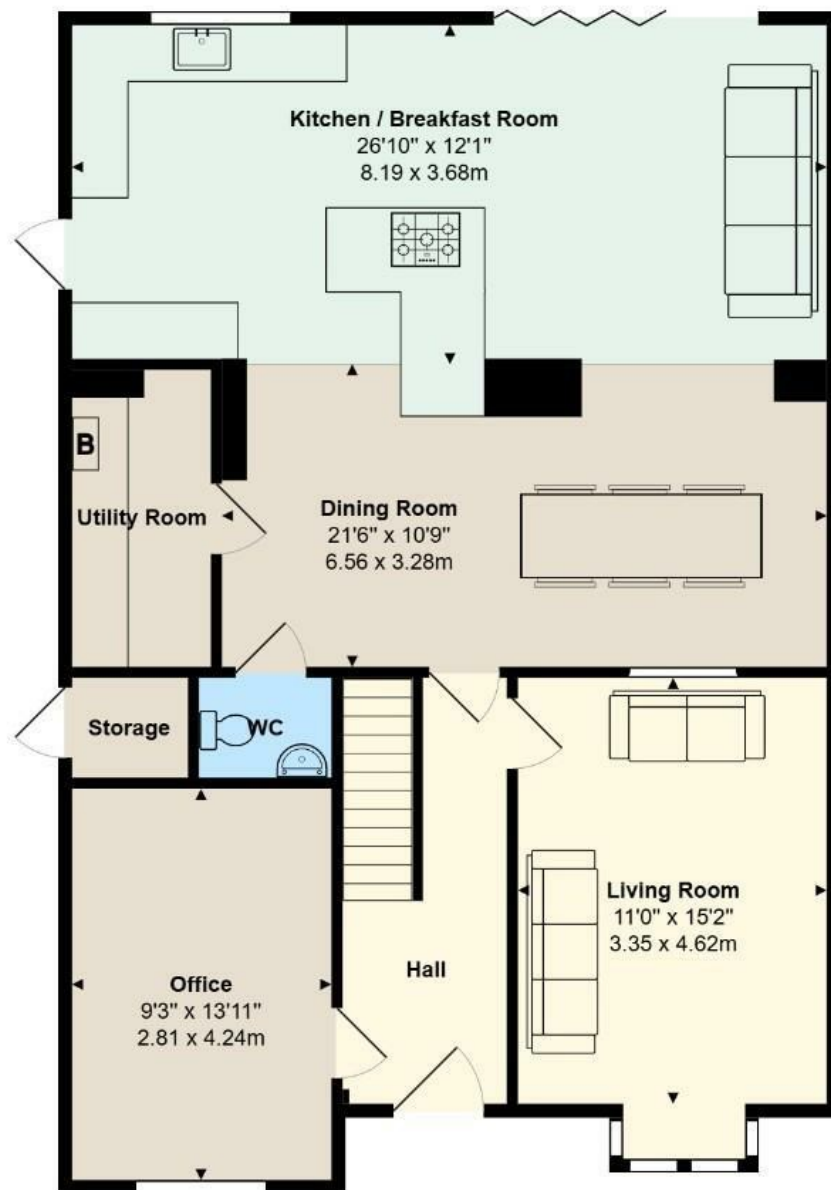




“ This is a really impressive home, in the middle of Thornhill. It been beautifully maintained for the duration of ownership. It really is a must see. with the new kitchen extension and a recently landscaped garden. It is the perfect family home! Call the office today on 02920 499680 and book your viewing! ”

Comments by Mr Max Tustin

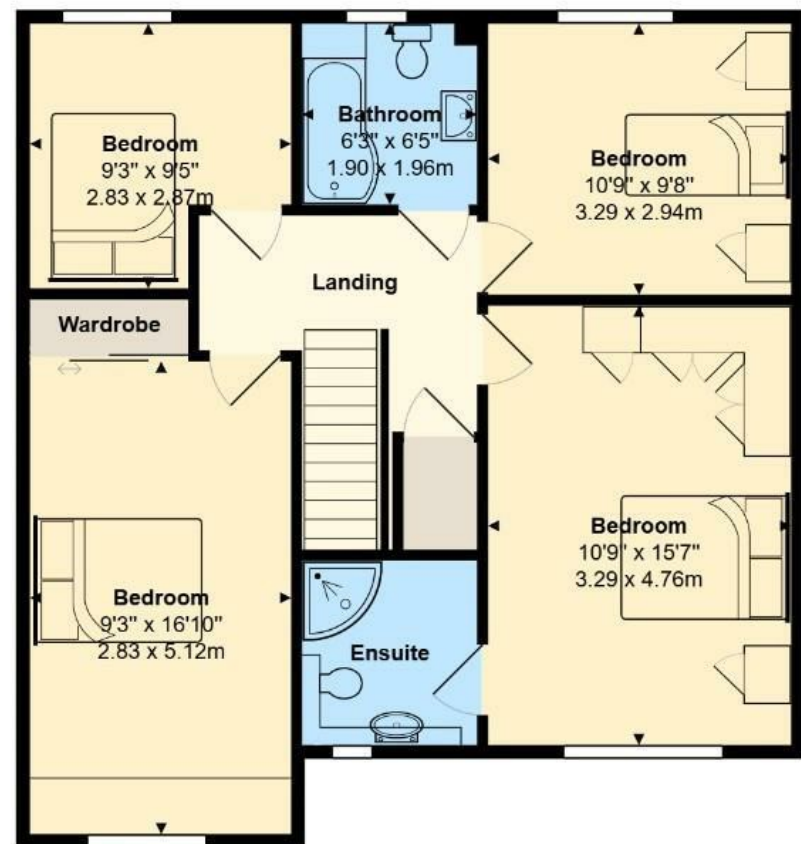




## Charlock Close

Total Area: 1788 ft² ... 166.1 m²

All measurements are approximate and for display purposes only





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

Jeffrey Ross