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CARDIFF

VALE

CAERPHILLY

BRISTOL

Clos Ffledyn





Having spent the last 17 very happy years here I am confident that the new owners will love it as much as we have. The area is one of the stand out features being very close to local amenities & transport links into the City Center.

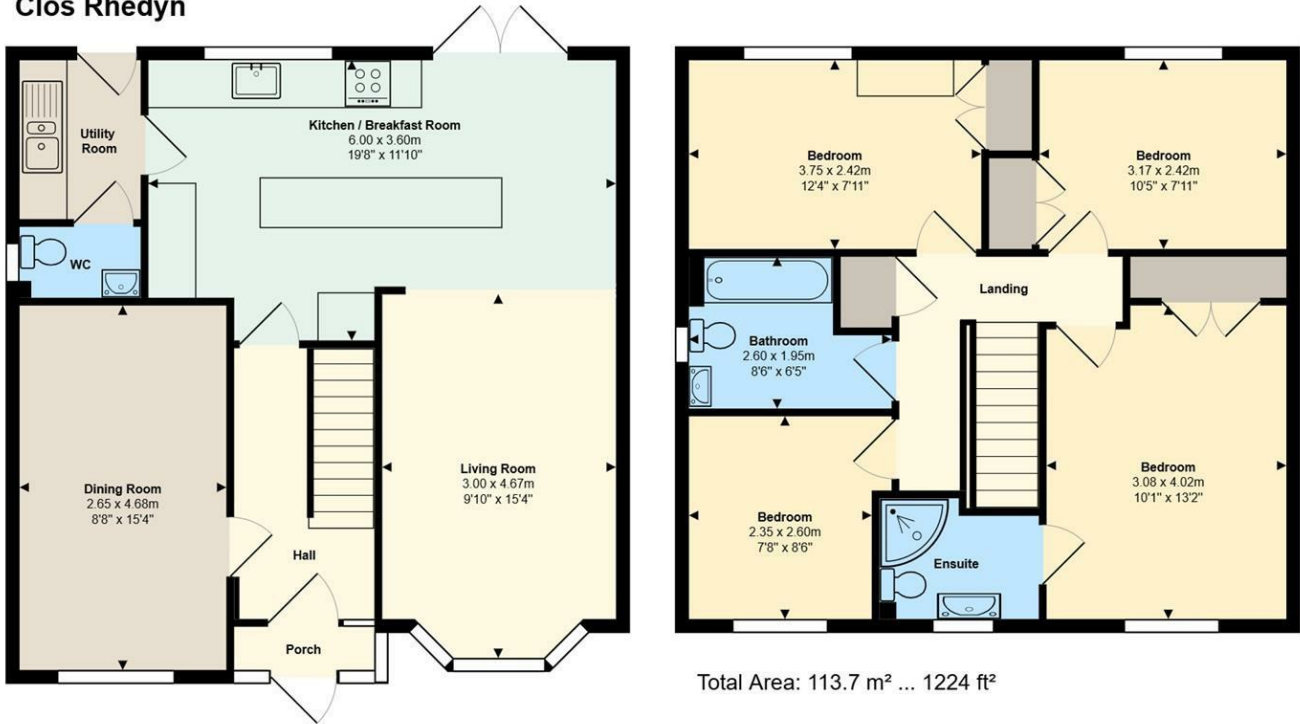
Comments by Mr Julian Preston



Property Specialist
Mr Julian Preston
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Clos Rhedyn



All measurements are approximate and for display purposes only

In summary, this delightful detached house in Clos Rhedyn presents a wonderful opportunity for those seeking a modern, well-presented home in a sought-after location. With its spacious interiors, beautiful gardens, and excellent parking facilities, this property is not to be missed.

Comments by the Homeowner





Clos Rhedyn

, Cardiff, CF5 5NS

Asking Price

£475,000



4 Bedroom(s)



2 Bathroom(s)



1224.00 sq ft



Contact our
Pontcanna Branch
02920 499680

This modern four-bedroom detached house offers an exceptional living experience. Spanning an impressive 1,224 square feet, the property boasts excellent presentation throughout, making it an ideal choice for families or those seeking a spacious home.

Upon entering, you are greeted by two well-proportioned reception rooms, perfect for entertaining guests or enjoying quiet family time. The good-sized kitchen and breakfast room provide a welcoming space for culinary adventures and casual dining. The layout of the home is both practical and inviting, ensuring comfort and functionality.

The property features four generously sized bedrooms, providing ample space for relaxation and privacy. With a well-appointed bathroom plus ensuite to master, morning routines will be a breeze for the whole family.

Outside, the lovely south-westerly facing gardens are a true highlight, offering a serene retreat for outdoor enjoyment. The addition of a charming summerhouse & separate drinks bar enhances the garden space, making it perfect for summer gatherings or simply unwinding in the fresh air.

Parking is a significant advantage, with ample driveway space for up to four vehicles, ensuring convenience for residents and visitors alike.



Porch	Bedroom 8'6" x 7'8" (2.59m x 2.34m)	My English medium secondary catchment area is Cardiff West Community High School My Welsh medium primary catchment area is Ysgol Gymraeg Treganna Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr
Hall	Bathroom 8'6" x 5'5" (2.59m x 1.65m)	
Living Room 15'4" x 9'10" (4.67m x 3.00m)	Driveway	
Kitchen/Breakfast Room 19'8" x 11'10" (5.99m x 3.61m)	A good size driveway able to accommodate four vehicles	
Utility Room	Gardens	
W.C.	The front of the property has the aforementioned driveway area and has a range of plants and mature shrubs and has wooden fencing. The rear gardens are south westerly facing and have been lovingly maintained and upgraded to include a wooden summerhouse with power and lighting, perfect for entertaining in the summer months. There is also a wooden built drinks bar, perfect for gatherings of family and friends.	Council Tax Band E
Dining Room 15'4" x 8'8" (4.67m x 2.64m)	EPC	
Landing	Rated C	
Bedroom 13'2" x 10'1" (4.01m x 3.07m)	School Catchment	Your Flying Start area is Ely Caerau Pentrebane My English medium primary catchment area is Millbank Primary School Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.
Ensuite		
Bedroom 12'4" x 7'11" (3.76m x 2.41m)		
Bedroom 10'5" x 7'11" (3.18m x 2.41m)		









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	75
EU Directive 2002/91/EC		

