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CARDIFF

VALE

CAERPHILLY

BRISTOL

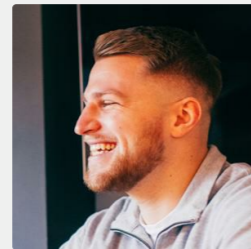


*Clos Rhedyn*



Tucked away in the sought-after area of Clos Rhedyn, this spacious four-bedroom detached home offers modern family living across 1,369 sq ft, complete with a versatile converted garage and two well-appointed bathrooms. With ample driveway parking for up to four vehicles, it perfectly balances comfort and practicality.

Comments by Mr Max Tustin

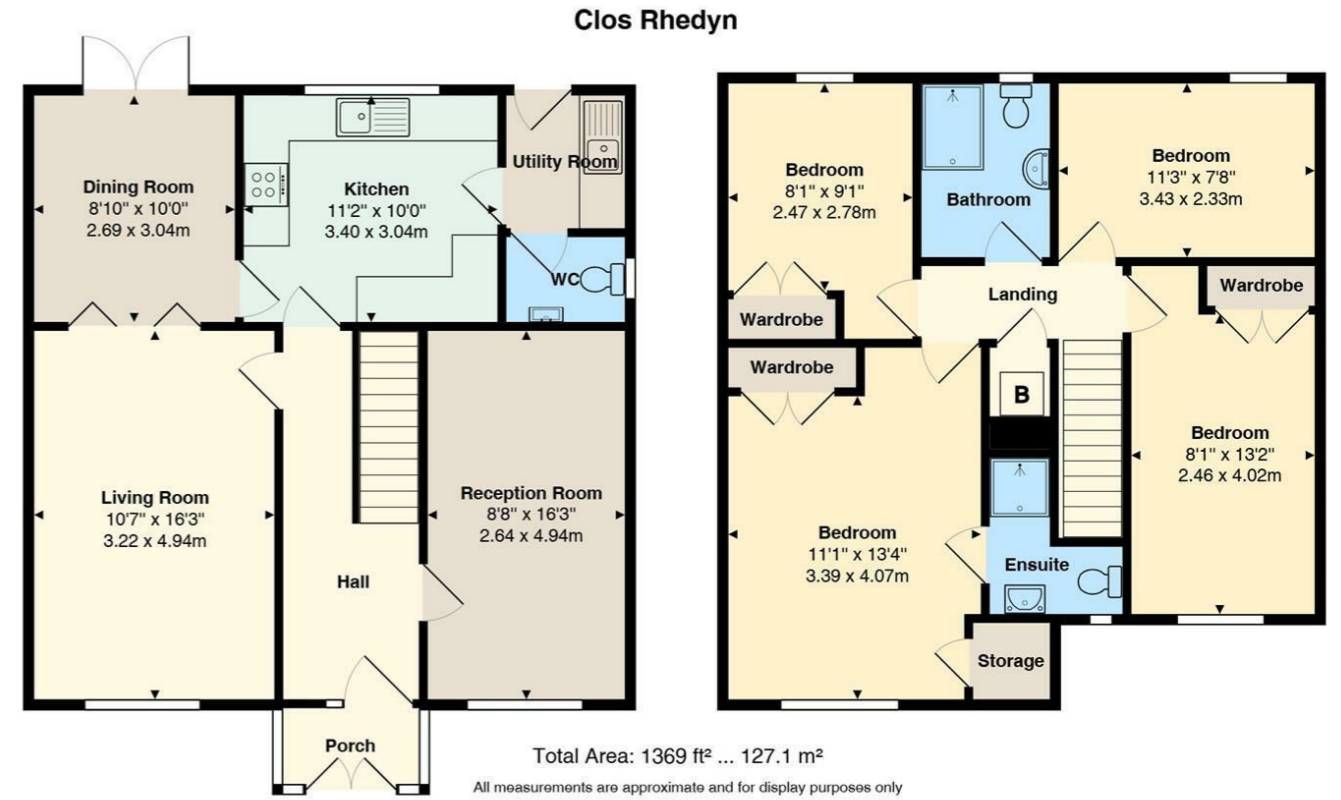


**Property Specialist**

**Mr Max Tustin**

Sales Negotiator

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Comments by the Homeowner





# Clos Rhedyn

, Cardiff, CF5 5NS

Asking Price

£400,000



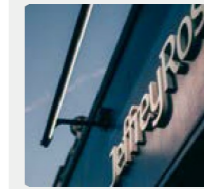
4 Bedroom(s)



2 Bathroom(s)



1369.00 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

Nestled in the desirable area of Clos Rhedyn, Cardiff, this charming four-bedroom detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,369 square feet, the property boasts a spacious layout ideal for families.

One of the standout features is the converted garage, which has been thoughtfully transformed into an additional bedroom, providing flexibility for various living arrangements. With two well-appointed bathrooms, morning routines will be a breeze for everyone.

Parking is a significant advantage, with ample driveway space for up to 3 spaces, ensuring convenience for residents and visitors alike.

The current owners have successfully had their offer accepted on a property with no chain, making this an excellent opportunity for prospective buyers, the property is also listed with Jeffrey Ross. This home is ready to welcome its new owners and create lasting memories.





|  |  |
|--|--|
| Porch                                    | Bedroom two 8'0" x 13'2" (2.46 x 4.02)   |
| Hall                                     | Bedroom one 11'1" x 13'4" (3.39 x 4.07)  |
| Office 8'7" x 16'2" (2.64 x 4.94)        | En suite   |
| Living room 10'6" x 16'2" (3.22 x 4.94)  | Tax band<br>E  |
| Kitchen 11'1" x 9'11" (3.40 x 3.04)      | School catchment   |
| Dining room 8'9" x 9'11" (2.69 x 3.04)   | Flying Start area is<br>Ely Caerau Pentreban                                     |
| Utility room                             | English medium primary catchment area is<br>Millbank Primary School              |
| W.C                                      | English medium secondary catchment area is<br>Cardiff West Community High School |
| Landing                                  | Welsh medium primary catchment area is<br>Ysgol Gymraeg Treganna                 |
| Bedroom four 8'1" x 9'1" (2.47 x 2.78)   | Welsh medium secondary catchment area is<br>Ysgol Gyfun Gymraeg Plasmawr         |
| Bedroom three 11'3" x 7'7" (3.43 x 2.33) |  |
| Bathrom                                  |  |





| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 71                      | 79        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| <b>England &amp; Wales</b>                  |   | EU Directive 2002/91/EC |           |

