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CARDIFF VALE CAERPHILLY BRISTOL

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 Luke Trezise

Property Specialist

Mr Luke Trezise

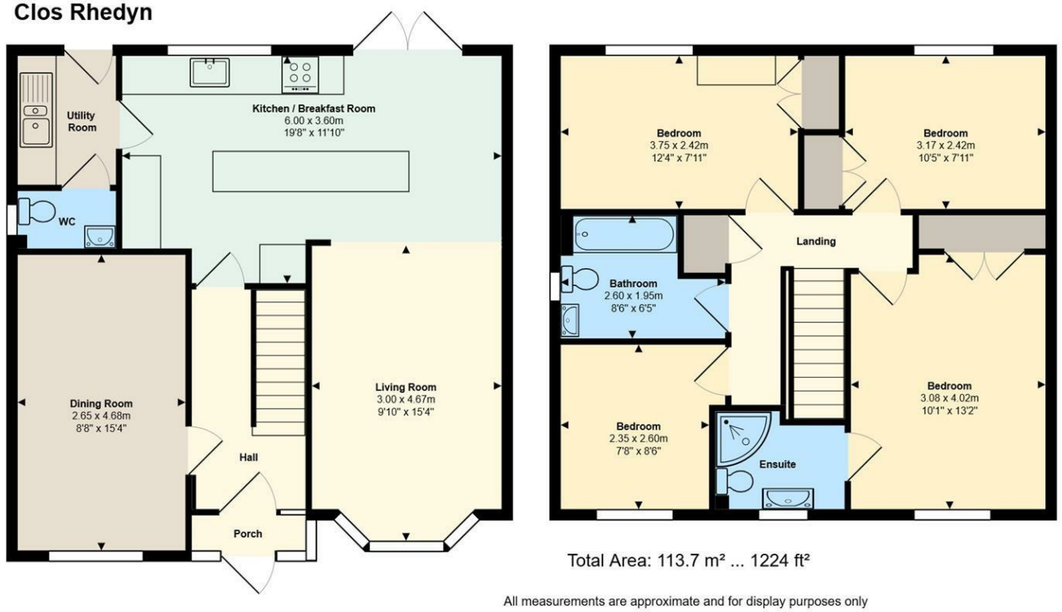
Senior valuer

luke@jeffreyross.co.uk

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



Total Area: 113.7 m² ... 1224 ft²

All measurements are approximate and for display purposes only

Clos Rhedyn

Ely, Cardiff, CF5 5NS

Offers In Excess Of

£435,000

4 Bedroom(s) | 2 Bathroom(s) | 1224.00 sq ft

Contact our

Pontcanna Branch

02920 499680

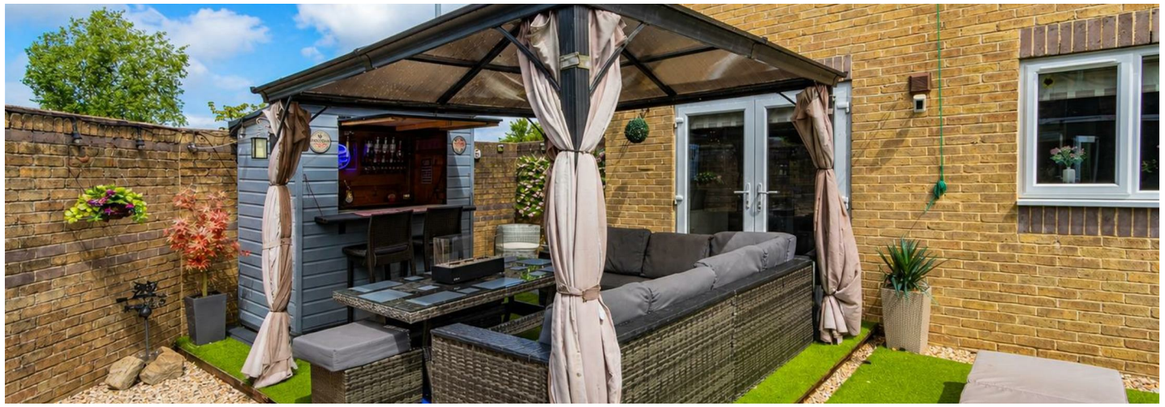
This modern four-bedroom detached house offers an exceptional living experience. Spanning an impressive 1,224 square feet, the property boasts excellent presentation throughout, making it an ideal choice for families or those seeking a spacious home.

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

Hall

Living Room 15'4" x 9'10" (4.67m x 3.00m)

Kitchen/Breakfast Room 19'8" x 11'10" (5.99m x 3.61m)

Utility Room

W.C.

Dining Room 15'4" x 8'8" (4.67m x 2.64m)

Landing

Bedroom 13'2" x 10'1" (4.01m x 3.07m)

Ensuite

Bedroom 12'4" x 7'11" (3.76m x 2.41m)

Bedroom 10'5" x 7'11" (3.18m x 2.41m)

Bedroom 8'6" x 7'8" (2.59m x 2.34m)

Bathroom 8'6" x 5'5" (2.59m x 1.65m)

Driveway

A good size driveway able to accommodate four vehicles

Gardens

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.

EPC

Rated C

School Catchment

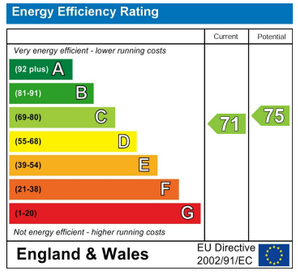
Your Flying Start area is
Ely Caerau Pentrebane
My English medium primary catchment area is
Millbank Primary School
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.
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

Council Tax

Band E

SECRET LAB
TITAN

LOVE


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
71
75
England & Wales
EU Directive 2002/91/EC