

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



BAYNTON CLOSE  
LLANDAFF



**HALLWAY**

**KITCHEN DINER**  
9'64 x 7'2 (29'6" x 209'11" x 22'11" x 6'6")

**UTILITY ROOM**

**LOUNGE**  
3'34 x 3'63 (9'10" x 111'6" x 9'10" x 206'8")

**PLAYROOM**  
2.36m x 3.94m (7'9 x 12'11)

**GARAGE**

**OFFICE SPACE**

**LANDING**

**BEDROOM 1**  
3.48m x 3.00m (11'5 x 9'10)

**EN-SUITE**

**BEDROOM 2**  
3.35m x 2.82m (11 x 9'3)

**BEDROOM 3**  
2.44m x 3.10m (8 x 10'2)

**BEDROOM 4**  
2.62m x 2.72m (8'7 x 8'11)

**BATHROOM**

**GARDEN**

**PRIVATE DRIVEWAY**

**EPC**  
Rating

**TENURE**  
We are advised that this property is freehold. This is to be confirmed by your legal representative.

**COUNCIL TAX**  
BAND

**SCHOOL CATCHMENT**  
Bishop of Llandaff, Howells & Llandaff Cathedral School are all within walking distance.

My English medium primary catchment area is Peter Lea Primary School (year 2024-25)

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

My Welsh medium primary catchment area is Ysgol Pencae (year 2024-25)




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





## BAYNTON CLOSE

LLANDAFF, CF5 2NZ - £650,000

 4 Bedroom(s)  2 Bathroom(s)  1769.00 sq ft

Welcome to Baynton Close in Llandaff, located in a quiet cul-de sac in a desirable location, this stunning detached house offers a perfect blend of modern living and spacious comfort. With four bedrooms, this property is ideal for families seeking a welcoming home. The house has been modernised throughout, ensuring a contemporary feel while retaining its charm.

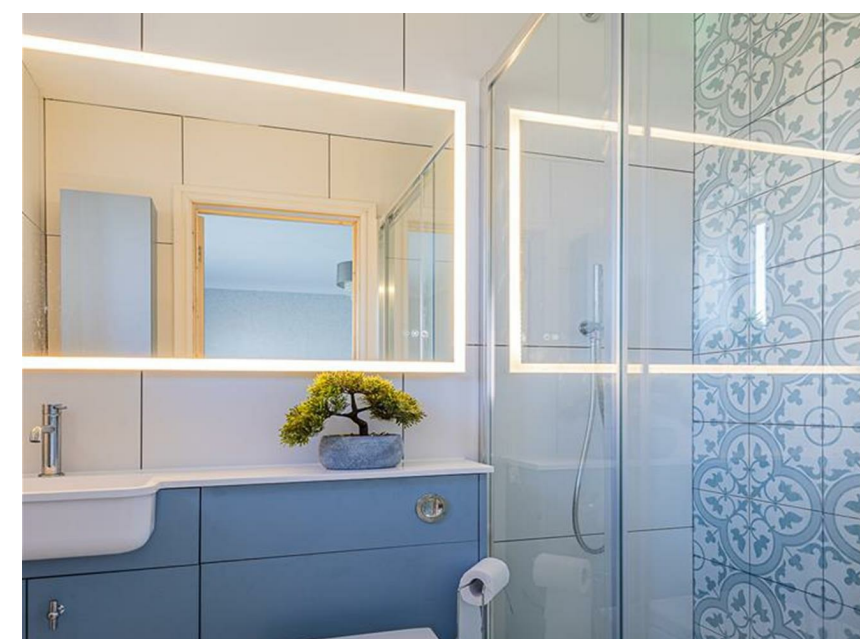
As you enter, you will be greeted by an inviting open plan kitchen diner and lounge, which has been thoughtfully designed to create a welcoming light filled room. The extension enhances the living space, providing ample accommodation. In addition to the open plan area, the property boasts two separate reception rooms, offering versatility for various uses, whether it be a playroom, study, or an additional lounge.

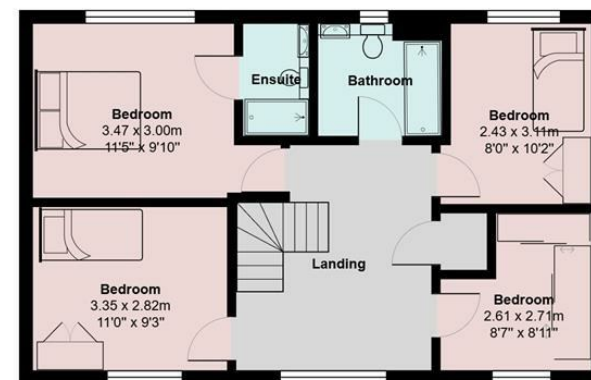
The garden is well maintained and a wonderful space for children and entertaining. The property also benefits a private driveway and garage with a separate office space. Also convenient off-street parking and additional storage options.



### PROPERTY SPECIALIST

Mrs Ruby Ledley  
ruby@jeffreygross.co.uk  
02920499680  
Valuer

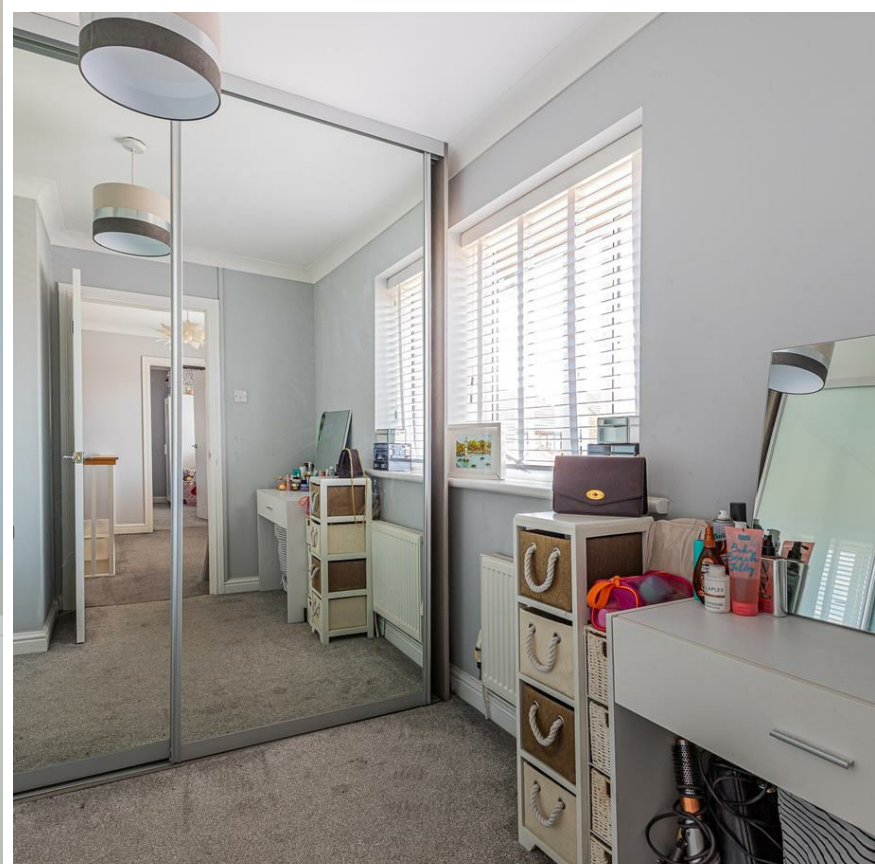




All measurements are approximate and for display purposes only



Baynton Close, Llandaff, Cardiff



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>78</b>
(55-68) <b>D</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	