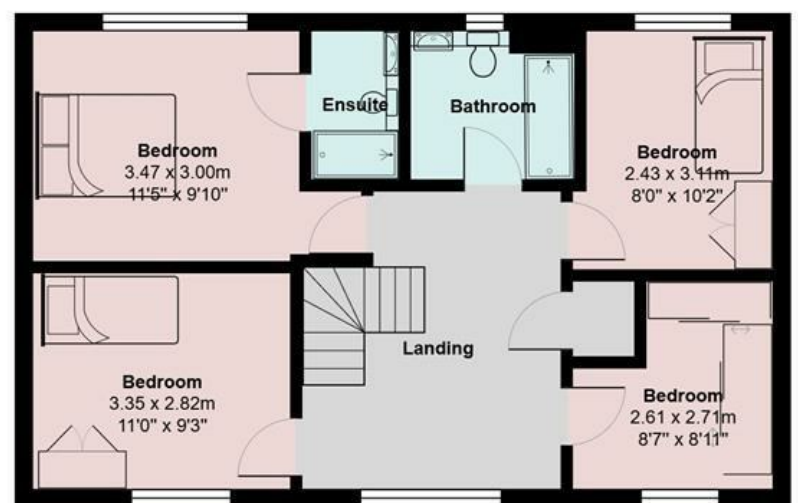


Jeffrey Ross

STYLISH SALES  
& LETTINGS  
CARDIFF'S HOME FOR



BAYNTON CLOSE  
LLANDAFF



Total Area: 164.3 m<sup>2</sup> ... 1769 ft<sup>2</sup>

All measurements are approximate and for display purposes only



A beautifully presented four bedroom house in a quiet cul-de sac, within walking distance of Howells & The Cathedral School.

Comments by - Mrs Ruby Ledley



## BAYNTON CLOSE

LLANDAFF, CF5 2NZ - GUIDE PRICE - £725,000



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**  
02920499680  
ruby@jeffreygross.co.uk  
Valuer



- Hallway
- Kitchen Diner  
9'64 x 7'2 (29'6""209'11" x 22'11""6'6")
- Utility Room
- Lounge  
3'34 x 3'63 (9'10""111'6" x 9'10""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)



| 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>                            |                            |           |
| (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<br>2002/91/EC |           |





