

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



CLOS GWY  
PONTPRENNAU



#### ENTRANCE HALLWAY

#### KITCHEN

2.49m x 3.00m (8'2 x 9'10)

#### BREAKFAST/DINING AREA

2.01m x 3.00m (6'7 x 9'10)

#### LIVING ROOM

3.58m x 4.62m (11'9 x 15'2)

#### GROUND FLOOR WC

0.89m x 1.65m (2'11 x 5'5)

#### FIRST FLOOR - LANDING

#### BEDROOM 1

2.59m x 3.76m (8'6 x 12'4)

#### SECOND FLOOR - BEDROOM 3

3.07m x 4.80m (10'1 x 15'9)

#### BEDROOM 2

2.59m x 3.38m (8'6 x 11'1)

#### BEDROOM 4

3.07m x 4.80m (10'1 x 15'9)

#### FAMILY BATHROOM

1.88m x 1.70m (6'2 x 5'7)

#### ENSUITE SHOWER ROOM

1.42m x 1.80m (4'8 x 5'11)

#### TENURE

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

#### COUNCIL TAX BAND

Band D

#### SCHOOL CATCHMENTS

My English medium primary catchment area is

Pontprennau Primary School

English medium secondary catchment area is

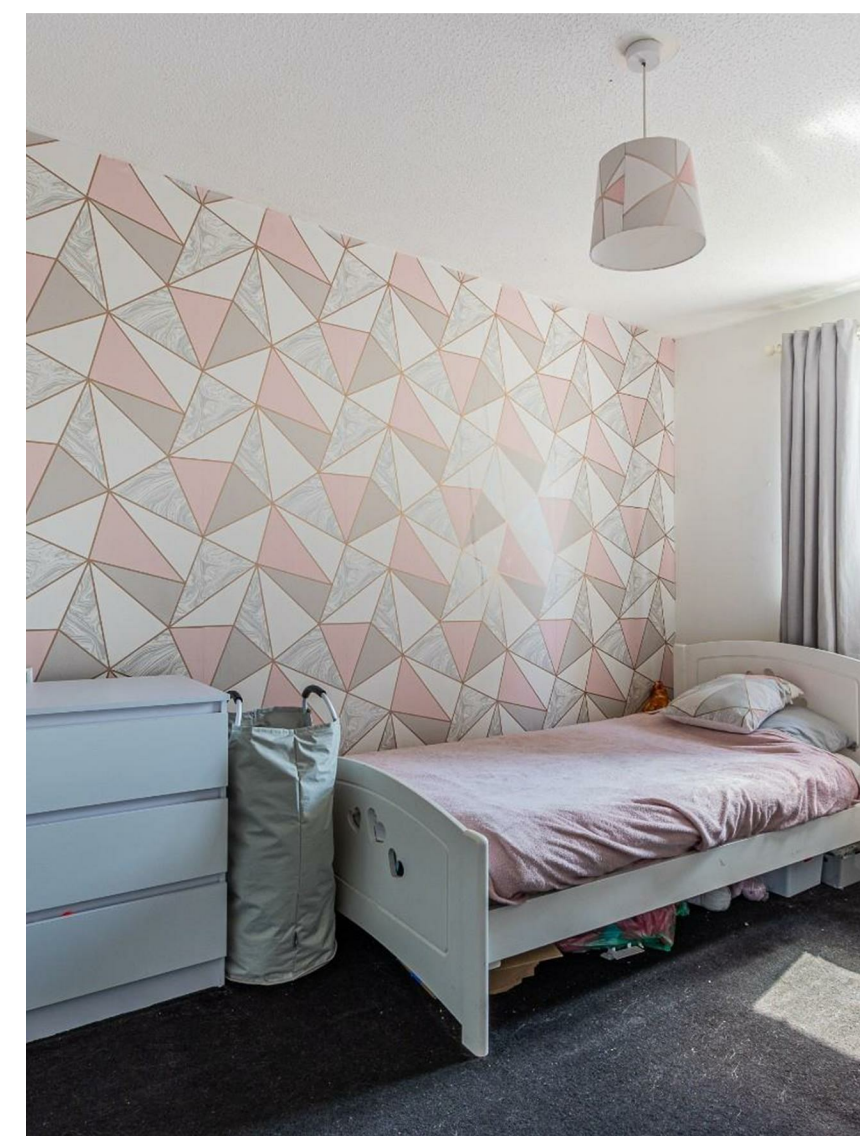
Llanishen High School

Welsh medium primary catchment area is

Ysgol Gynradd Gymraeg Pen Y Groes

Welsh medium secondary catchment area is




Ysgol Gyfun Gymraeg Bro Edern





## CLOS GWY

PONTPRENNAU, CF23 8LH -  
£290,000

 4 Bedroom(s)  2 Bathroom(s)  908.66 sq ft

JeffreyRoss are pleased to bring to the market with no on going chain this unique and extended 4 bedroom semi detached home set on a desirable road in Pontprennau. Nestled off the main road the property is tucked away with privacy to one side. Paved driveway to front and a well maintained and enclosed rear garden. Well presented throughout In brief the property comprises entrance hallway, living/dining room, kitchen/breakfast room, ground floor WC. To the first floor ; landing, you will find 3 well proportioned bedrooms and family bathroom. To the second floor ; bedroom with ensuite shower room. Further benefits include UPVC double glazing and gas central heating with combination boiler. Enviably located for local amenities and transport links. Within short distance to Asda & Waitrose supermarkets and first class school catchments for primary and secondary schools.

Take an interactive virtual walk around this property via our virtual tour, you can even measure walls and space to check if your furniture fits. Please contact our Llanishen office or submit an enquiry online now to book a viewing.



### PROPERTY SPECIALIST

Mr Lewis Manners  
lewis@jeffreyross.co.uk  
Valuer





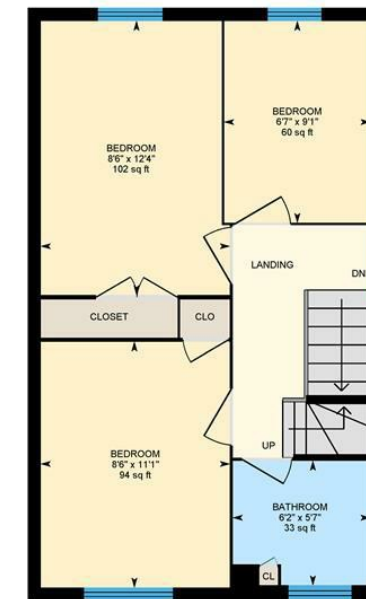
Clos Gwy, Pontprennau, Cardiff

## 9 Clos Gwy, Pontprennau, CRF

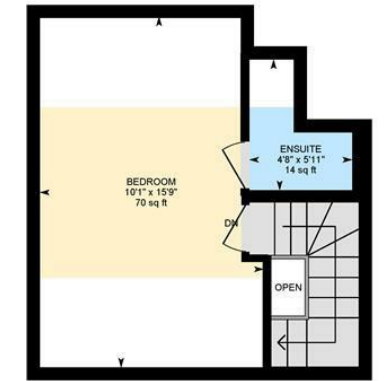
Main Building: Total Interior Area 908.66 sq ft



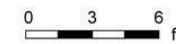
Ground Floor



1st Floor



2nd Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	