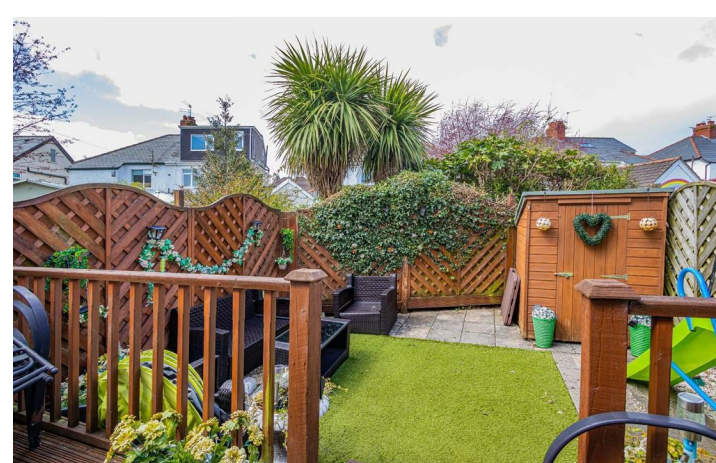


CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



LON-Y-CELYN
WHITCHURCH



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

ENTRANCE HALLWAY

KITCHEN

2.36m x 4.90m (7'9 x 16'1)

LIVING/DINING ROOM

3.33m x 7.37m (10'11 x 24'2)

SUN ROOM

FIRST FLOOR LANDING

BEDROOM 1

3.33m x 3.73m (10'11 x 12'3)

BEDROOM 2

2.74m x 3.43m (9' x 11'3)

BEDROOM 3

1.85m x 2.06m (6'1 x 6'9)

SECOND FLOOR - LOFT ROOM

5.36m x 2.69m (17'7 x 8'10)

SHOWER ROOM

2.06m x 2.41m (6'9 x 7'11)

TENURE

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

COUNCIL TAX

Band E

SCHOOL CATCHMENT

My English medium primary catchment area is Coryton Primary School

My English medium secondary catchment area is Whitchurch High School

My Welsh medium primary catchment area is Ysgol Gymraeg Melin Gruffydd

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf



“ A well presented and sizable 3 bedroom with loft room mid terrace bay fronted family home in Whitchurch. The property offers spacious living accommodation throughout and combined with a block paved double width driveway to front and an enclosed tiered rear garden this presents a great opportunity to up-size. ”

Comments by - Mr Ollie Vincent



LON-Y-CELYN

WHITCHURCH, CF14 7BS - £345,000

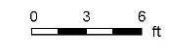
3 bedrooms 2 bathroom(s) 996.58 sq ft

JeffreyRoss are pleased to bring to the market this well presented and sizable 3 bedroom with loft room mid terrace bay fronted family home in Whitchurch. The property offers spacious living accommodation throughout and combined with a block paved double width driveway to front and an enclosed tiered rear garden this presents a great opportunity to up-size. In brief the property comprises of entrance hallway, kitchen, living room with dining area, sun room. To the first floor there is three well proportioned bedrooms and family bathroom. To the second floor there is a loft room with shower room. Enviably located for local amenities and excellent transport links for commuters looking for ease of access onto A470/M4 corridor and bus and train links nearby. With a short distance to first class primary and secondary schools.

PROPERTY SPECIALIST
Mr Ollie Vincent
 ollie.vincent@jeffreygross.co.uk

3 Lon-Y-Celyn, Whitchurch, CRF

Main Building: Total Interior Area: 996.58 sq ft



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.

