

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



GLYNDWR ROAD



#### ENTRANCE HALL

Laminate floor, telephone point, stairs rise to the first floor with cupboard under, window to rear.

#### SITTING ROOM

3.45m max x 3.25m (11'4" max x 10'8")

Window to front, open fireplace with stone surround and slate hearth, TV point, laminate floor, twin USB port within double socket.

#### LOUNGE

4.11m max x 3.84m into bay (13'6" max x 12'7" into bay)

Spacious main living room, half bay window to front, TV point.

#### KITCHEN

3.23m max x 2.16m (10'7" max x 7'1")

Fitted wall and base units with round edge worktop and inset stainless steel sink & drainer, cooker point, window to rear, pantry with small inner window.

#### LOBBY

Door into the garden and window to side, space for white goods, deep 5# cupboard plus ground floor wc - low level wc with side window.

#### FIRST FLOOR LANDING

Window to rear, access to the loft.

#### BEDROOM 1

3.25m max x 3.25m (10'8" max x 10'8")

Double bedroom, window to front, built in wardrobes - floor to ceiling sliding doors plus separate double cupboard, exposed floor boards, TV point.

#### BEDROOM 2

3.61m max x 3.28m (11'10" max x 10'9")

Double bedroom, window to front, built in wardrobes - floor to ceiling sliding doors plus separate double cupboard, exposed floor boards.

#### BEDROOM 3

2.77m max x 2.16m (9'1" max x 7'1")

Window to side, laminate floor, cupboard over the stairs housing the Worcester Bosch Greenstar boiler (replaced August 2022).

#### BATHROOM

With a white suite comprising panel bath - electric shower over and glass screen, pedestal wash hand basin and close coupled wc, window to rear, extractor fan, shelved cupboard for toiletries.

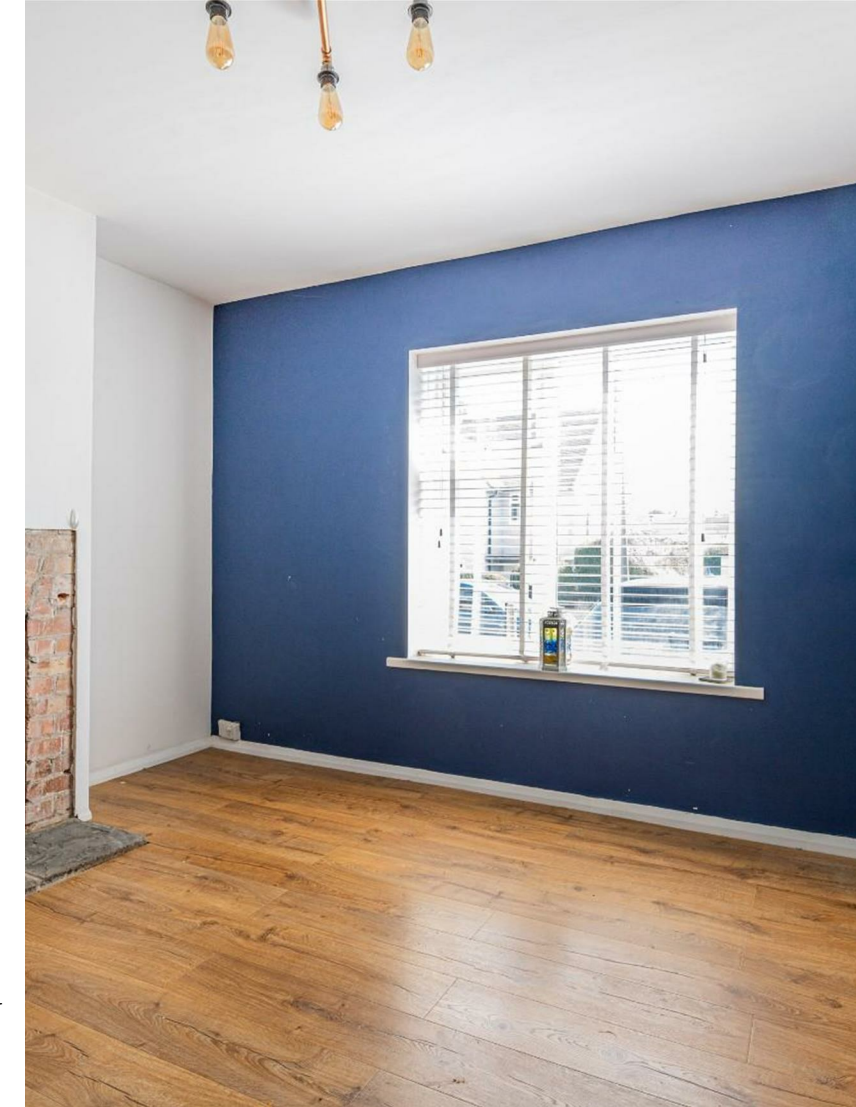
#### GARDEN

Open frontage - recently brick paved (2021) allowing triple off road parking.

Large enclosed rear garden - mainly laid to lawn, patio area, outside tap, integral brick store shed, feather edge fencing (erected 2023) and hedgerow border, 2 green houses.

#### INFORMATION




We believe the property is Freehold.  
Council Band D £2,003.04 (2024/2025)



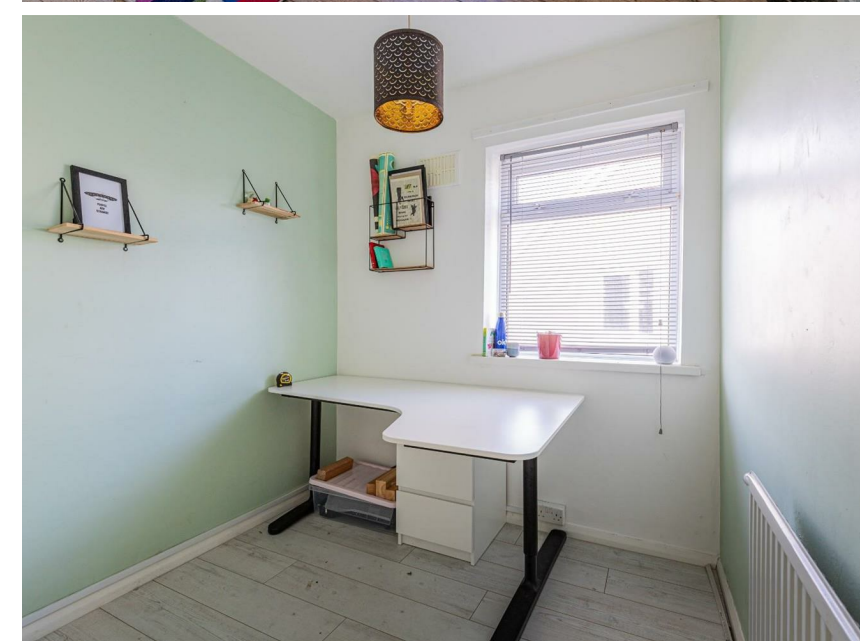


## GLYNDWR ROAD

, CF64 3ND - £335,000

 3 Bedroom(s)  1 Bathroom(s)  1038.00 sq ft

Located in popular side road is this well maintained semi detached property in good order. With no on-going chain and immediate occupation. Many improvements to include a newly bricked frontage (2021) allowing triple off road parking, newly replaced Worcester Bosch Greenstar boiler (2022) and replacement laminate flooring plus carpets. Briefly comprising a spacious and welcoming entrance hall, sitting room plus generous lounge, kitchen, lobby with ground floor wc. To the first floor there are 3 bedrooms (2 doubles) with all 3 benefitting from built in wardrobes & cupboards plus a bathroom with shower completes the accommodation. Complimented with gas central heating and upvc double glazing. Further benefitting from newly fitted guttering, soffits & fascia's (2021). At the rear a large lawned garden with out house plus green house with custom built side gate. Viewing highly recommended.



### PROPERTY SPECIALIST

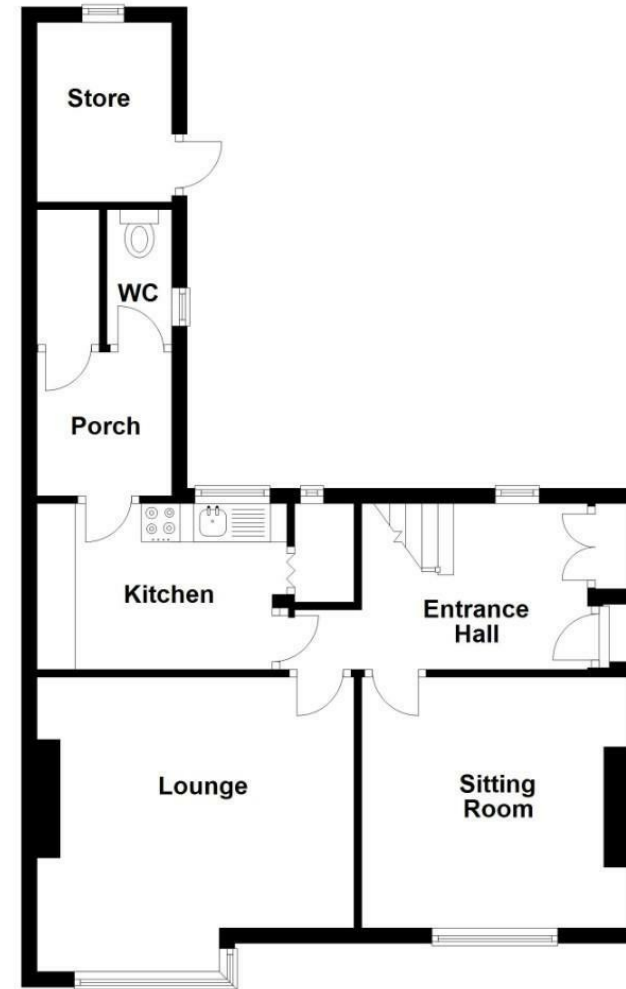
Mr Paul Davies  
paul.davies@jeffreygross.co.uk  
Negotiator





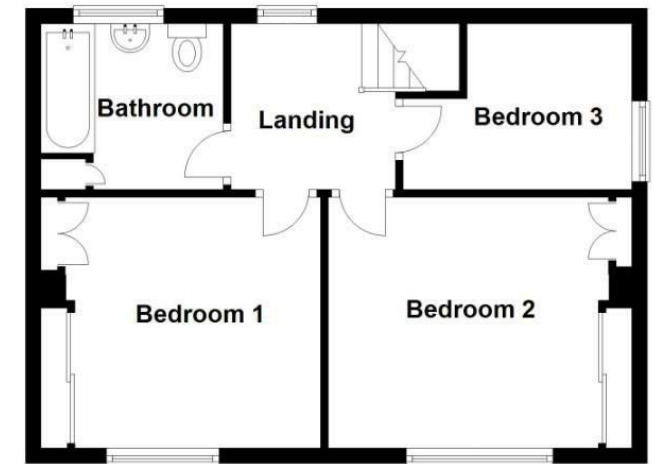
**Ground Floor**

Approx. 54.1 sq. metres (582.4 sq. feet)



**First Floor**

Approx. 42.4 sq. metres (456.3 sq. feet)



Total area: approx. 96.5 sq. metres (1038.7 sq. feet)

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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	