



Jestyn Close, Cardiff CF5 4UR

welcome to

Jestyn Close, Cardiff

We are delighted to be offering for sale this well presented and extended three bedroom semi-detached property situated in a popular residential location within easy access to link roads.



We are delighted to be offering for sale this well presented and extended three bedroom semi-detached property situated in a popular residential location within easy access to link roads. The property briefly comprises of; An entrance hall, good size lounge, modern kitchen, downstairs WC, utility area, sitting room, lean to, three bedrooms to the first floor and a family bathroom. The property further benefits from an enclosed rear garden and off road parking for multiple vehicles. To fully appreciate what is on offer an early internal inspection comes recommended.

Entrance

Lounge

14' 11" x 11' 7" max (4.55m x 3.53m max)

Kitchen

14' 7" x 10' 9" (4.45m x 3.28m)

Conservatory

8' 4" x 7' 6" (2.54m x 2.29m)

Inner Hall

Wc

Laundry Room

Sitting - Dining Room

Landing

Bedroom 1

12' 2" Max x 8' 8" Max (3.71m Max x 2.64m Max)

Bedroom 2

11' 3" Max x 8' 7" Max (3.43m Max x 2.62m Max)

Bedroom 3

9' 2" Max x 6' 7" Max (2.79m Max x 2.01m Max)

Bathroom



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- THREE BEDROOM SEMI-DETACHED
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC AND FIRST FLOOR BATHROOM
- OFF ROAD PARKING
- VIEWING RECOMMENDED

Tenure: Freehold EPC Rating: C

offers in excess of

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CTN109302 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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