

Jeffrey Ross

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS



TY GWYN GARDENS
PENYLAN



Ty-Gwyn Gardens, Penylan, CRF

Main Building: Total Interior Area 2606.03 sq ft



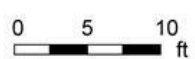
Ground Floor



1st Floor



2nd Floor



A beautiful and impressive modern family home in a great location

Comments by - Mr Ramzy Bancroft



TY GWYN GARDENS

PENYLAN, CF23 5BF - OFFERS IN EXCESS OF £900,000



5 Bedroom(s)



3 Bathroom(s)



2606.00 sq ft

OFFERS IN EXCESS OF £900,000

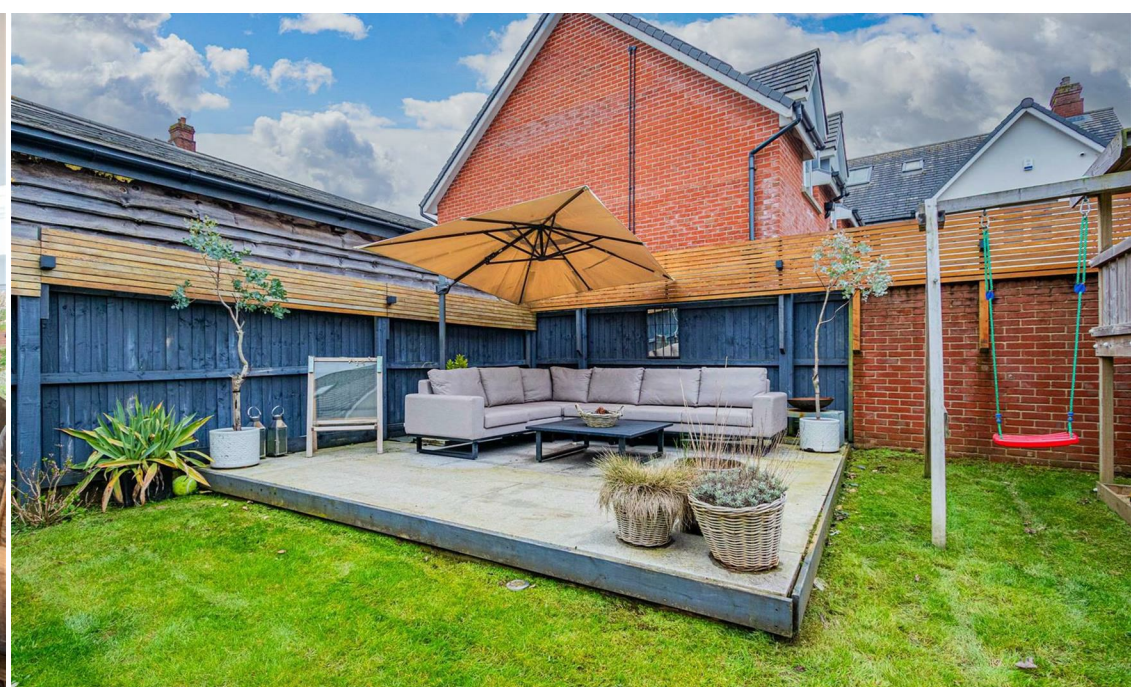
An immaculate presented and beautiful modern detached home for sale in the exclusive TY-GWYN GARDENS development in Cardiff. This stunning property has been a much loved house for the current owners who have improved and expanded it, to create the dream home. Boasting over 2,600 ft² of living space briefly comprises: a bright entrance hall with WC, cosy snug/ family room, open plan lounge and dining area with amazing glazed doors & windows, as well as roof lantern bringing in natural light, modern fitted kitchen, utility and a great size extra reception family room, with bi-folding doors to the garden. Upstairs there are four generous bedrooms with an ensuite shower room and a family bathroom. On the second floor there is an exceptional primary bedroom complete with dressing area with built in wardrobes and four piece ensuite bathroom. The house benefits from a lovely landscaped garden with two decked areas, as well as lawn, making it ideal for children and entertaining. There is also a good size storage shed to front and drive way for 2 cars to park off road. Located in Penylan / Cyncoed, you are within a short walk of Roath Park & Cardiff university hospital of Wales, and a short drive into Cardiff centre and onto the M4.

The property is also within great school catchment such as Cardiff High School & , making this a superb family home.

PROPERTY SPECIALIST

Mr Ramzy Bancroft
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Branch manager





Front drive
Storage / garage
Entrance Hall
WC
Family room / Snug
 4.09m x 3.02m (13'5 x 9'11)
Lounge
 6.20m x 3.58m (20'4 x 11'9)
Dining area
 4.90m x 3.53m (16'1 x 11'7)
Kitchen
 4.22m x 0.91m (13'10 x 3)
Utility
Reception room
 3.96m x 6.76m (13 x 22'2)
Landing
Family bathroom

Bedroom
 3.66m x 5.11m (12 x 16'9)
Ensuite shower room
Bedroom
 4.01m x 2.82m (13'2 x 9'3)
Bedroom
 3.45m x 3.35m (11'4 x 11)
Bedroom
 2.49m x 3.33m (8'2 x 10'11)
Primary bedroom
 4.52m x 4.78m (14'10 x 15'8)
Dressing area
 6.48m x 2.13m (21'3 x 7)
Ensuite bathroom
Garden
Tenure
 Freehold, but this is to be confirmed by your legal representative
Council Tax
 Band -I

School catchment
 Cardiff High School
 Lakeside primary

 Ysgol Gyfun Gymraeg Bro Edern
 Ysgol Y Berllan Deg

 * this is subject to availability & change



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



