

Jeffrey Ross

STYLISH SALES  
& LETTINGS  
CARDIFF'S HOME FOR



TY GWYN GARDENS  
PENYLAN





## Ty-Gwyn Gardens, Penylan, CRF

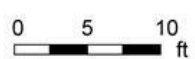
Main Building: Total Interior Area 2606.03 sq ft



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 ft<sup>2</sup> 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**  
02920 499680  
Ramzy@jeffreygross.co.uk  
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		86	91
(81-91) B			
(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	







