

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



JESTYN CLOSE
THE DROPE



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(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

LIVING ROOM
4.55m x 3.53m (14'11" x 11'7")

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

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

INNER HALLWAY

DOWNSTAIRS W.C.

LAUNDRY ROOM

DINING ROOM
2.69m x 2.57m (8'10" x 8'5")

LANDING

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

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

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

BATHROOM

2.01m x 1.73m (6'7" x 5'8")

COUNCIL TAX
Band D

ENERGY RATING
Rated C

TENURE

We have been advised by our seller client that the property is Freehold. Your legal representative should confirm this.

FRONT GARDEN & DRIVEWAY

The front of the property has an attractive block paved driveway. The rear garden is enclosed with wooden fenced boundaries and has a paved patio and an area laid with slate chippings with a good size prefabricated storage shed.

CONSTRUCTION

The property is made of cavity wall with an inner layer of block work and outer layer of decorative brick.

BROADBAND

According to Ofcom the property can have speeds of up to 1000 Mbps.

“
A lovely family home which is located in a cul de sac in The Drope. The property is decorated to a good standard and offers good size accommodation with three bedrooms, two reception rooms plus a conservatory. There is also a ground floor cloakroom & laundry room for added convenience. The property has ample driveway parking as well as a low maintenance rear garden.
”

Comments by - Mr Julian Preston



JESTYN CLOSE

THE DROPE, CF5 4UR - £300,000

3 bedrooms 1 bathroom(s) 916.00 sq ft

Welcome to this charming property located in Jestyn Close, Cardiff! This delightful house, built in the late 1980s, offers a lovely retreat with its two reception rooms, three bedrooms, and private garden.

As you step inside, you'll be greeted by an entrance hallway which opens to a spacious lounge which leads onto a good size kitchen which in turn leads onto a conservatory. There is also a dining room which has been converted from the garage and also has a ground floor W.C and a laundry room. The property boasts a total of three inviting bedrooms, and a first floor bathroom. There is driveway parking, allowing space for at least two or more vehicles. No more worrying about finding a parking spot after a long day out - just pull right into your own driveway! Situated in a peaceful cul-de-sac, this property offers a tranquil setting away from the hustle and bustle of the city. With a total of 916 sq ft of living space, there's plenty of room to make this house your own and create lasting memories. Don't miss out on the opportunity to make this house your home sweet home in the heart of Cardiff. Book a viewing today and envision the possibilities that await you in this wonderful property on Jestyn Close!

PROPERTY SPECIALIST

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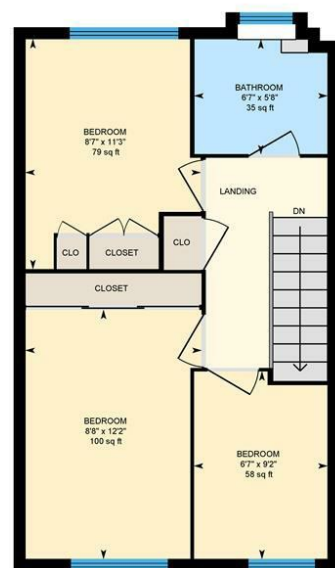


Jestyn Cl, Ely, CRF

Main Building: Total Interior Area 916.00 sq ft



Ground Floor



1st Floor



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.

