

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



WYNCLIFFE GARDENS
PENTWYN



HALLWAY

KITCHEN
2.49m x 3.40m (8'2" x 11'2")

DINING ROOM
3.63m x 1.42m (11'11" x 4'8")

LIVING ROOM
4.72m x 2.77m (15'6" x 9'1")

DOWNSTAIRS WC

LANDING

BEDROOM ONE
4.75m x 2.72m (15'7" x 8'11")

EN - SUITE
6'4" x 6'9"

BEDROOM TWO
4.75m x 2.77m (15'7" x 9'1")

SECOND FLOOR

LANDING

BEDROOM THREE
4.75m x 2.72m (15'7" x 8'11")

UTILITY

BATHROOM
2.59m x 2.06m (8'6" x 6'9")

BEDROOM FOUR
4.75m x 2.74m (15'7" x 9')

TENURE

The is to be confirmed with your legal representative.

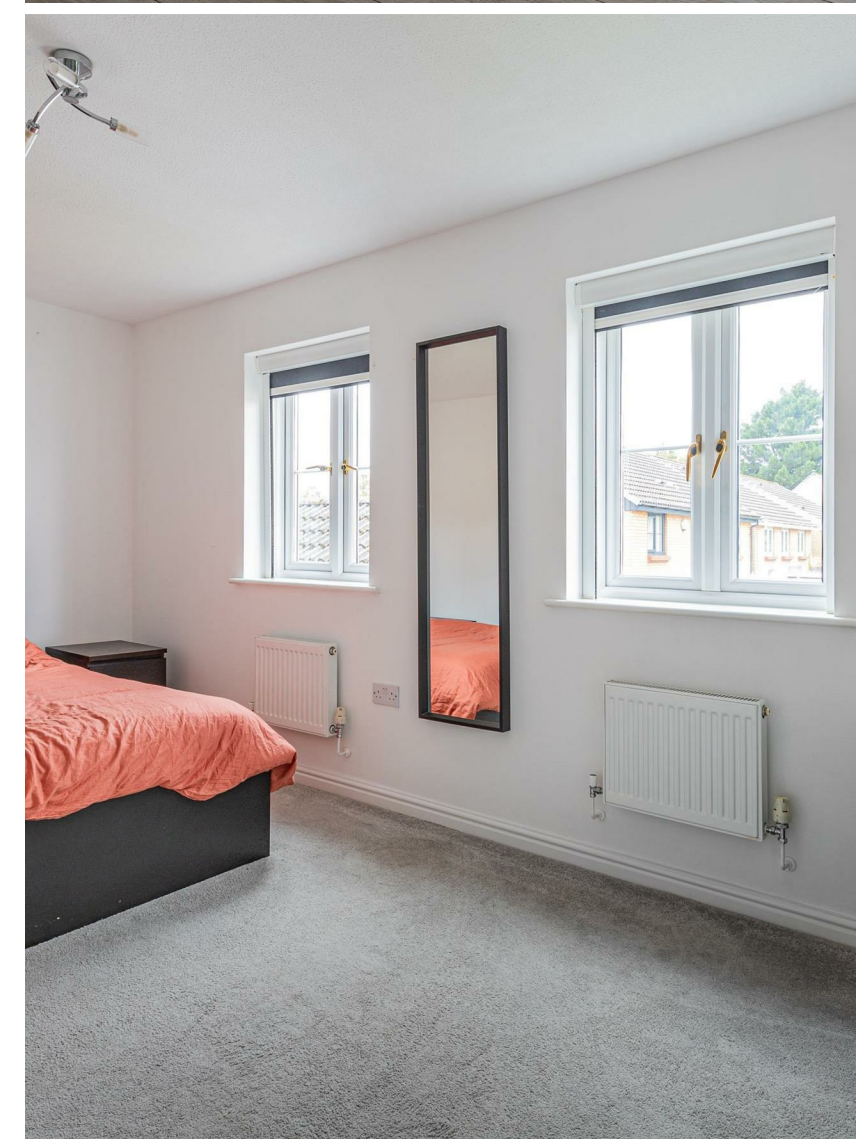
SCHOOL CATCHMENT

Bryn Celyn Primary School (year 2024-25)
Llanishen High School (year 2024-25)

Ysgol Gynradd Gymraeg Pen Y Groes (year 2024-25)
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

COUNCIL TAX




Band E





WYNCLIFFE GARDENS

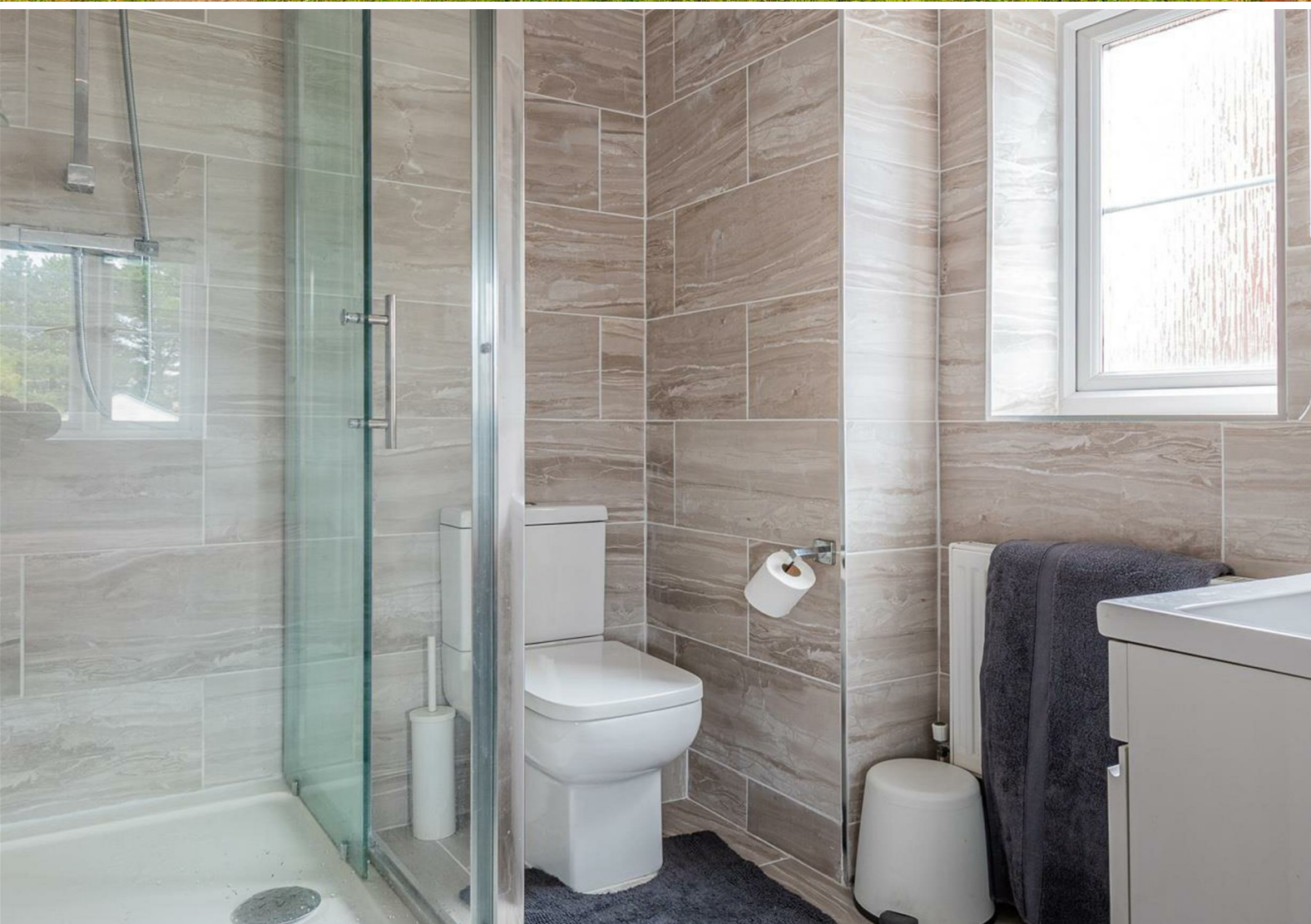
PENTWYN, CF23 7FA - £350,000

 4 Bedroom(s)  2 Bathroom(s)  1194.00 sq ft

Jeffrey Ross are pleased to bring to the market this four bedroom semi detached home. The property comprises of entrance hall, lounge / dining room, with large storage cupboard, modern kitchen, ground floor W.C, on the first floor there are two double bedrooms one with ensuite and a laundry cupboard with plumbing for washing machine. to the second floor there are an additional two double bedrooms and family bathroom. Outside there is a good size rear garden and garage as well as off road parking.

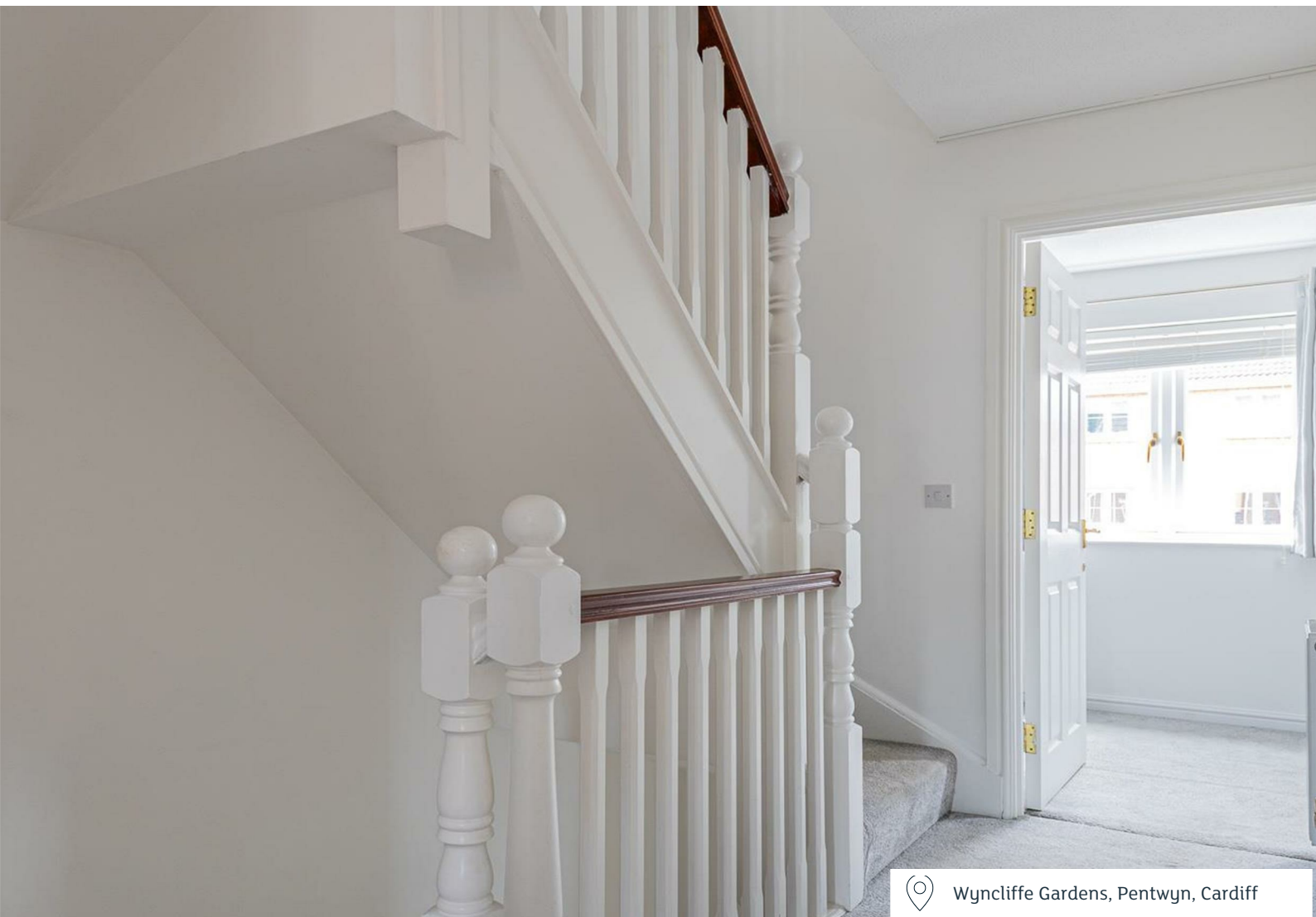
Situated within close proximity to local shops, parks and amenities as well as access to M4/ A48.

See below JR Vr Tour
https://youriguide.com/312_wyncliffe_gardens_pentwy



PROPERTY SPECIALIST
Mrs Amanda Trinder
amanda@jeffreyross.co.uk
Senior valuer





Wyncliffe Gardens, Pentwyn, Cardiff

Wyncliffe Gardens, Pentwyn, CRF

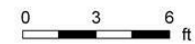
Main Building: Total Interior Area 1178.77 sq ft



Ground Floor

1st Floor

2nd 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	76	87
	EU Directive 2002/91/EC	