

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



KING WOOD CLOSE
PENYLAN



ENTRANCE HALL

LOUNGE
3.15m x 3.94m (10'4 x 12'11)

DINING ROOM
2.72m x 3.30m (8'11 x 10'10)

KITCHEN
2.26m x 3.28m (7'5 x 10'9)

CONSERVATORY
4.65m x 1.85m (15'3 x 6'1)

LANDING

BEDROOM ONE
3.05m x 4.01m (10' x 13'2)

BEDROOM TWO
3.05m x 3.33m (10' x 10'11)

BEDROOM THREE
1.98m x 3.05m (6'6 x 10')

BATHROOM
1.96m x 1.80m (6'5 x 5'11)

GARDEN

GARAGE

PARKING

TENURE
Freehold - This is to be confirmed with your legal representative.




COUNCIL TAX
Band E





KING WOOD CLOSE

PENYLAN, CF23 9HE - £325,000

 3 Bedroom(s)  1 Bathroom(s)  805.00 sq ft

Jeffrey Ross are pleased to bring to the market this three bedroom semi detached family home. The property benefits from entrance hall, lounge, dining room, kitchen and conservatory to the ground floor and to the first floor there are three bedrooms and a family bathroom. Outside there is a good size front and rear garden as well as a detached garage and side access. Situated within close proximity to and M4 and A48 as well as local schools, shops and bus routes to Cardiff City centre.

See below JR VR Tour

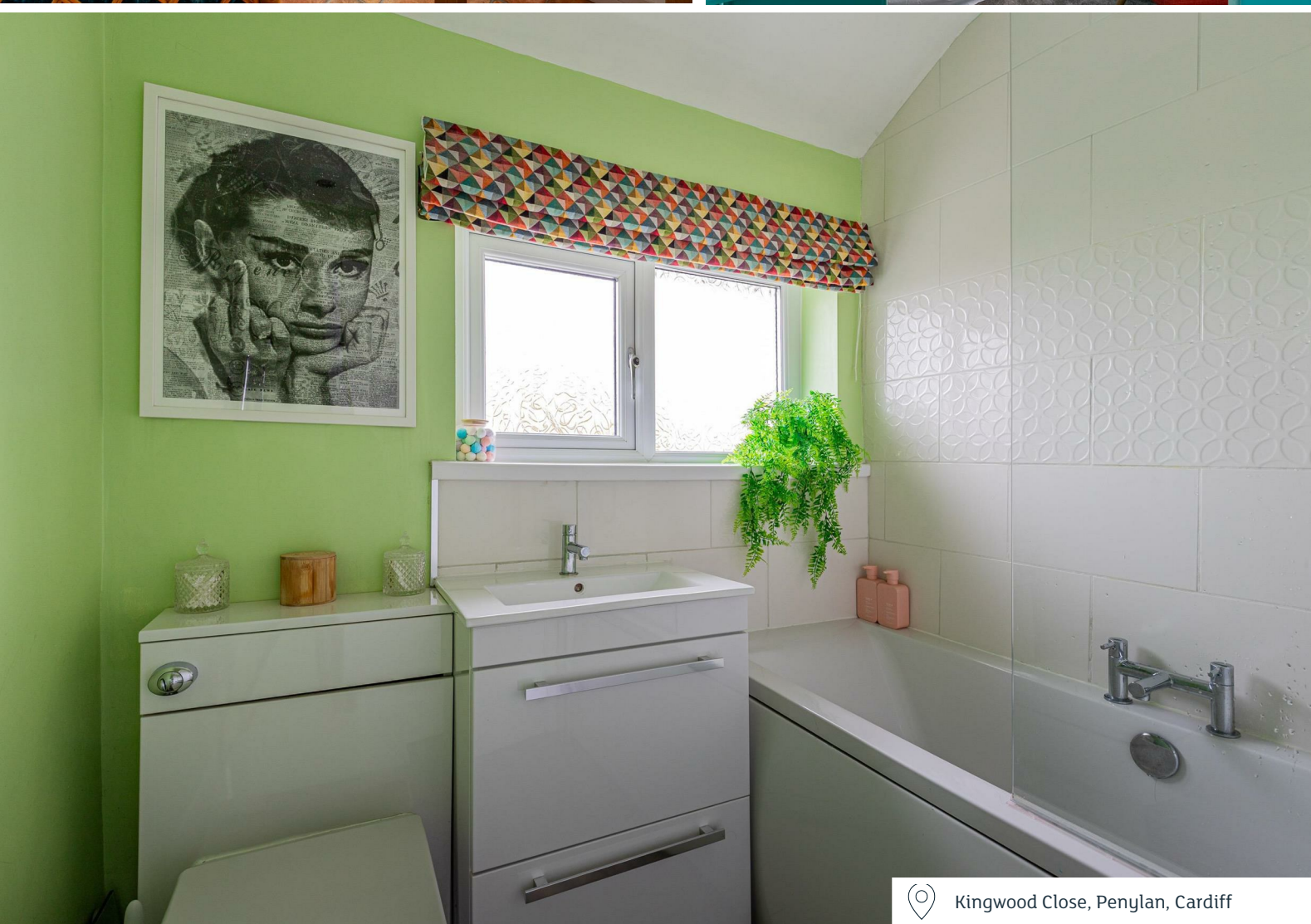
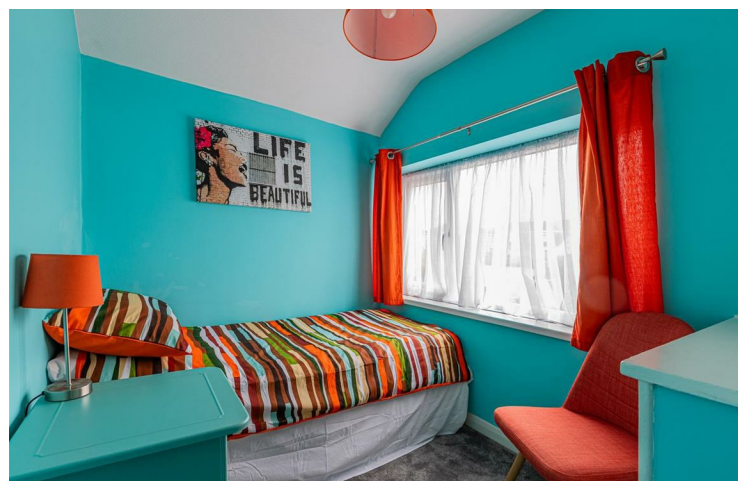
https://youriguide.com/1_king_wood_llanedeyrn_crf_g



PROPERTY SPECIALIST

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





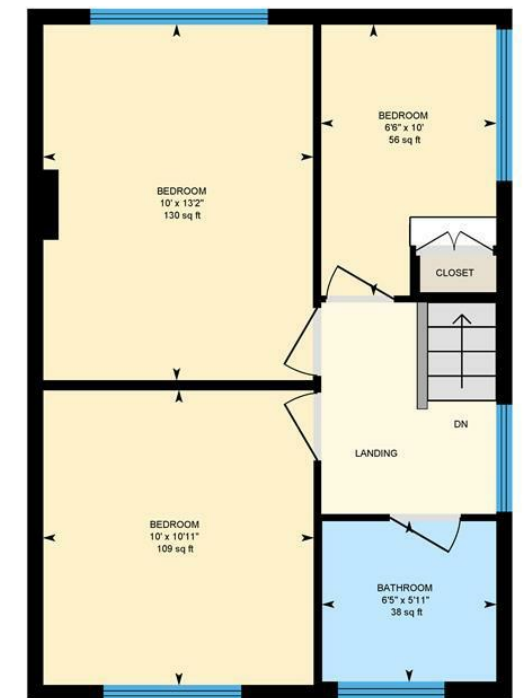
Kingwood Close, Penylan, Cardiff

King Wood Close, Llanedeyrn, CRF

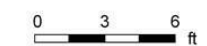
Main Building: Total Interior Area 805.59 sq ft



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(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	