

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



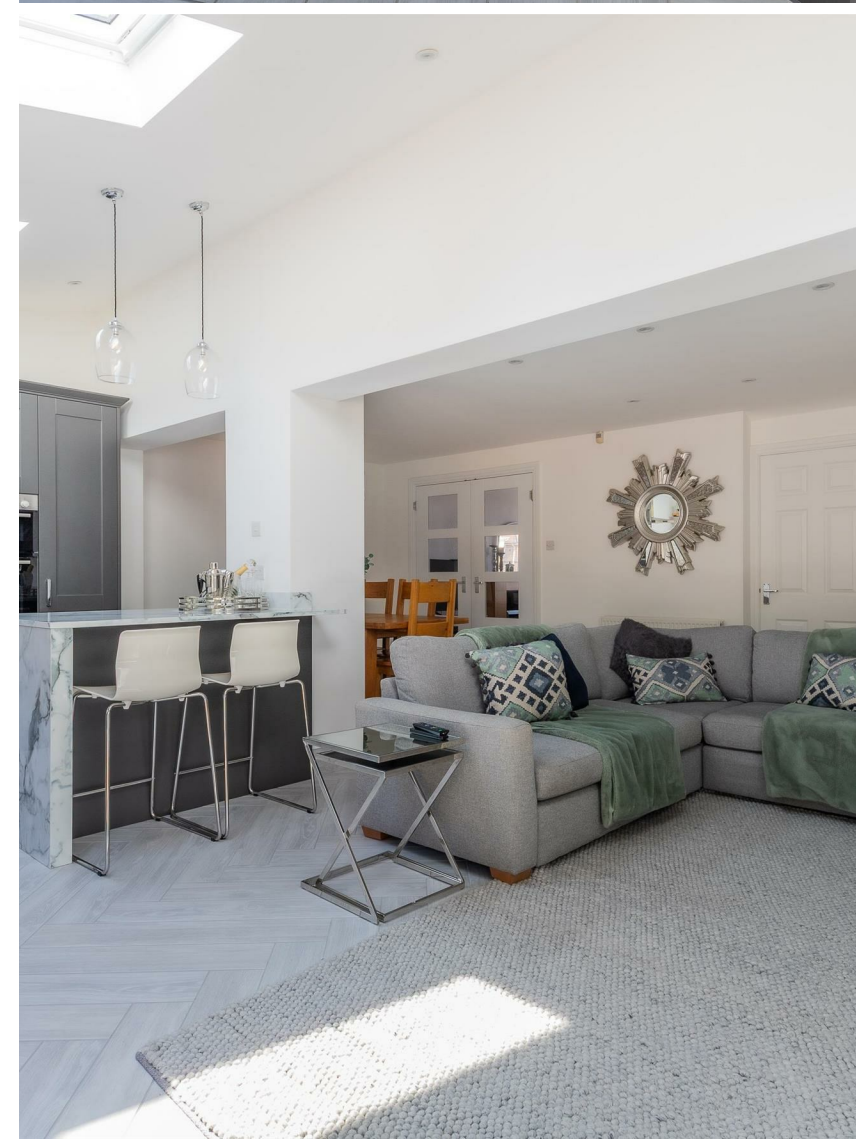
CLOS TECWYN
CYNCOED



- FRONT**
Off road parking for 3 cars, side access to rear, and access to storage/ garage via up and over door
- HALL**
- LOUNGE**
- OPEN PLAN LIVING SPACE**
- KITCHEN AREA**
- UTILITY ROOM**
- W C**
- PANTRY/ STORAGE CUPBOARD**
- GYM**
Currently used as a gym, but could be a study or rec room, door to
- STORAGE**
Accessed via Gym, and from up and over door from front
- LANDING**
- BEDROOM 1**
- ENSUITE**
- BEDROOM 2**
- BEDROOM 3**
- BATHROOM**
- BEDROOM 4**
- GARDEN**
- TENURE**
Freehold, but this is to be confirmed by your solicitor
- COUNCIL TAX**
Band -G
- SCHOOL CATCHMENT**
Lakeside Primary School (year 2024-25)
Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

* these are subject to availability & changes





CLOS TECWYN

CYNCOED, CF23 5ND - £600,000



4 Bedroom(s)



2 Bathroom(s)



1477.00 sq ft

*offers over £600,000 *

We are pleased to offer for sale this immaculately presented and extended FOUR BEDROOM DETACHED home. This modern property makes a great family home with lots of space both inside and out. Offering entrance hall, cosy through lounge with double doors leading to a stunning open plan living kitchen area with fitted kitchen, roof skylights and bi-folding doors. There is also a pantry/ under stairs cupboard, utility room, WC and hand converted garage allowing for a gym/ study and storage. Upstairs there are four good size bedrooms, and contemporary family bathroom and ensuite shower room. Outside there is a low maintenance garden, with a sunny and private aspect. To the front there is off road parking for three cars.

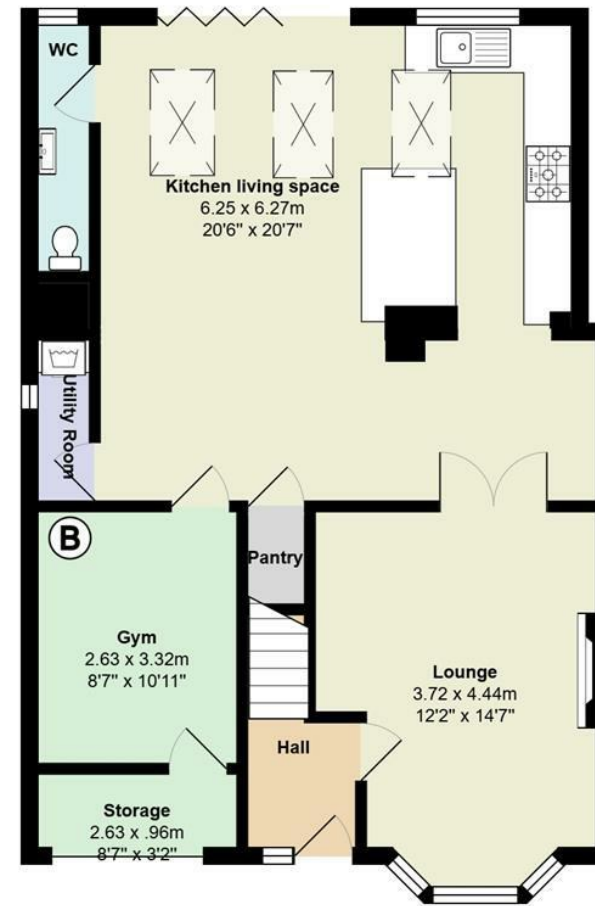
Located in a quite Cul de Sac, nestled between Penylan and Cyncoed, with local shops and parks a short walk away, but also within very popular school catchment.



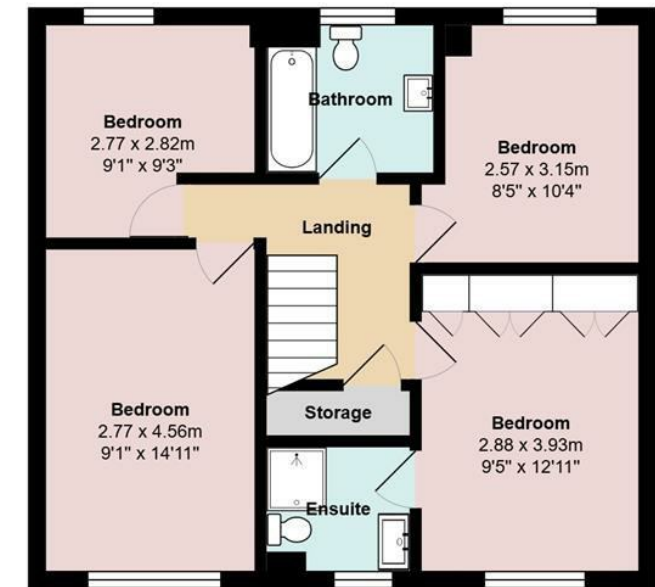
PROPERTY SPECIALIST

Mr Ramzy Bancroft
Ramzy@jeffreygross.co.uk
02920 499680
Branch manager





Clos Tecwen



All measurements are approximate and for display purposes only



Clos Tecwen, Penylan, Cardiff



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	EU Directive 2002/91/EC	