

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



LINNET CLOSE  
CYNCOED



**ENTRANCE HALL**  
Large storage cupboard, stairs to the upper floor

**UTILITY ROOM**

**BEDROOM 1**

**ENSUITE BATHROOM**

**UPPER HALL**  
Offering access to further bedrooms, bathroom, and living space, as well as the terrace, Large built in cupboard

**TERRACE**

**KITCHEN DINER**

**LOUNGE**

**BEDROOM 2**

**BATHROOM**

**BEDROOM 3**

**TERRACE**

**GARAGE & DRIVE**

**SCHOOL CATCHMENT**  
Glyncoed 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)

\*subject to change & availability

**TENURE**  
We have been informed by the seller the property is leasehold, with a 999 year lease, and a share of the freehold, but this is to be confirmed by your solicitor

**COUNCIL TAX**  
Band D

**SERVICE CHARGE**  
We have been informed by the seller there is an annual charge of £2,500, which includes communal Maintenance , gardening , outdoor lighting , buildings insurance , management company fees, this is to be confirmed by your solicitor





## LINNET CLOSE

CYNCOED, CF23 7HG - £295,000



4 Bedroom(s)



2 Bathroom(s)



1301.00 sq ft

We are pleased to offer for sale this Unique and spacious property. This FOUR bedroom duplex maisonette has a beautiful interior with a blend of modern & mid century style. Offering so much versatile space and storage over the two floors with an entrance hall, utility room, bedroom with stunning en-suite, large open plan kitchen diner, with raised living room with vaulted ceilings, and lovely green views over Cardiff towards Caerphilly mountain. Further benefiting from a secluded outdoor terrace, another bathroom, three bedrooms, one of which is being used as a second living room/ music room, and has patio doors to the private terrace. Outside there is a lot of communal green spaces, as well as an allocated garage and parking. We strongly advise to view this property to appreciate both the size and how unique it is.



### PROPERTY SPECIALIST

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





St Patrick's court



All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC