



[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)

CARDIFF VALE CAERPHILLY BRISTOL

*Clos Gwrgi*  
PENYLAN





*Immaculately presented four bedroom family home with beautiful garden and off road parking.*

Comments by Mrs Amanda Trinder



**Property Specialist**  
**Mrs Amanda Trinder**  
Senior valuer

[amanda@jeffreycross.co.uk](mailto:amanda@jeffreycross.co.uk)

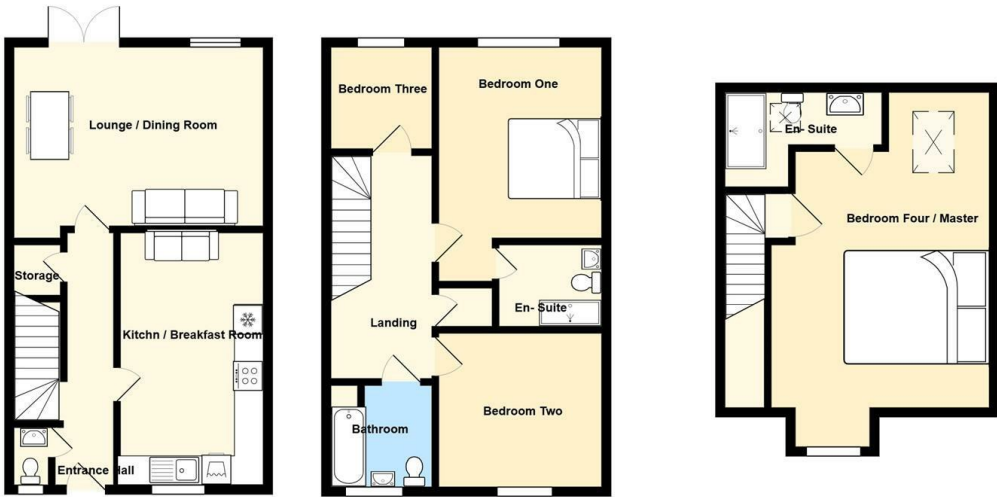


*Immaculately presented four bedroom family home with beautiful garden and off road parking.*

Comments by the Homeowner



34, Clos Gwrgi, Penylan, CF23 9FQ

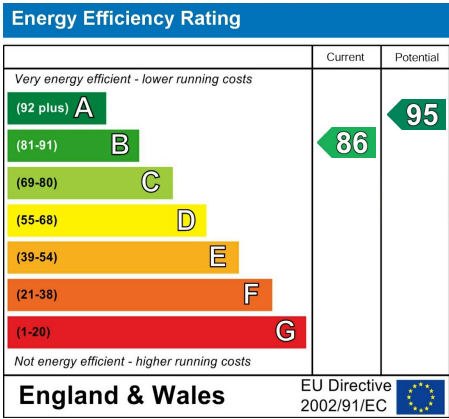


Total Area: 1337 ft² ... 124.2 m²



Entrance Hall	En-Suite 3'9" x 9'1" (1.15m x 2.77m )
Ground Floor W.C 2'10" x 5'4" (0.87m x 1.63m )	Garden
Kitchen / Breakfast Room 9'3" x 16'5" (2.82m x 5.01m )	Bathroom 7'0" x 6'6" (2.14m x 2.00)
En-Suite 4'9" x 7'4" (1.46m x 2.24m )	Council Tax Band F
Lounge / Dining Room 16'3" x 10'2" (4.97m x 3.12m )	Tenure Freehold- This is to be confirmed with your legal representative.
Landing	Parking Two allocated parking spaces - One under croft
Bedroom One 9'2" x 14'6" max (2.81m x 4.43m max)	
Bedroom Two 9'1" x 9'10" (2.77m x 3.02m )	
Bedroom Three 6'11" x 8'11" (2.13m x 2.73m )	
Bedroom Four 13'10" x 12'8" (4.23m x 3.88m )	

C A R D I F F      V A L E      C A E R P H I L L Y      B R I S T O L



# Clos Gwrgi

Penylan, Cardiff, CF23 9FQ

£400,000

4 Bedroom(s)

3 Bathroom(s)

1108.00 sq ft

Contact our

*Penylan Branch*

02920 499680

Jeffrey Ross are pleased to bring to the market this exceptional four bedroom home in Penylan. The property briefly comprises of entrance hall, modern open plan kitchen / breakfast room, lounge / dining room with French doors to the rear garden and W.C to the ground floor, to the first floor there are three good size bedrooms one with en-suite and an immaculate family bathroom. At the top of the house is what could be a stunning master suite with another en-suite bathroom and windows to front and rear. Outside there is a pretty rear garden with patio, boarder for shrubs and side access as well as parking for two cars on of which is under croft.

The property is immaculately presented throughout - move straight in.

\*\*\* Chain Free \*\*\*





CARDIFF

VALE

CAERPHILLY

BRISTOL

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)