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CARDIFF

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Grafton Close

PENYLAN



immaculate three bedroom semi detached home with off road parking.

Comments by Mrs Amanda Trinder



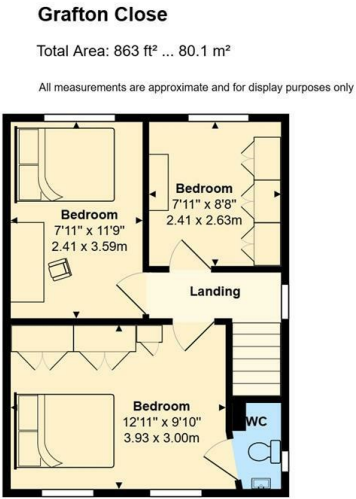
Property Specialist
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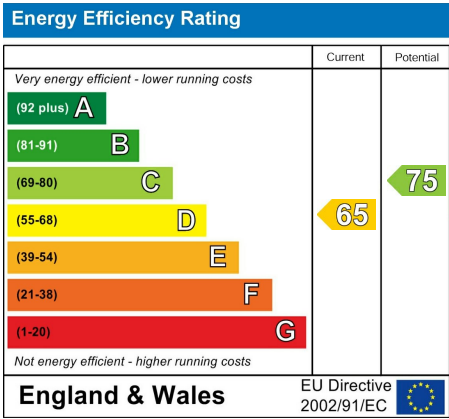
Beautifully presented, immaculate three double bedroom family home in prime location.

Comments by the Homeowner





Entrance Hall	Bedroom Three 8'8m x 7'11m (2.64mm x 2.41mm)
Lounge 22'0m x 10'1m (6.71mm x 3.07mm)	Garden
Open Plan Kitchen / Dining Room 14'7m x 7'11m (4.45mm x 2.41mm)	Tenure Freehold- To be confirmed by your legal advisor
Utility Room 6'11m x 5'6m (2.11mm x 1.68mm)	School Catchment Llanedeyrn Primary School Llanishen High School (year 2024-25)
Bathroom	Ysgol Y Berllan Deg (year 2024-25) Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)
Landing	
Bedroom One 12'11m x 9'10m (3.94mm x 3.00mm)	
Council Tax Band E	
En- Suite	
Bedroom Two 11'9m x 7'11m (3.58mm x 2.41mm)	



Grafton Close

Penylan, Cardiff, CF23 9JB

Offers Over

£380,000



3 Bedroom(s)



1 Bathroom(s)



863.00 sq ft



Contact our
Penylan Branch
02920 499680

*** Offers over £380,000 *** Jeffrey Ross are pleased to bring to the market this beautifully presented, Immaculate, extended three double bedroom family home in sought after location.

The property briefly comprises of entrance hall, lounge, modern, extended open plan kitchen / dining room, utility room, and modern ground floor bathroom. To the first floor there are three double bedrooms, one with en-suite W.C and landing with access to the loft. Outside there is a 64ft rear garden with decking. At the front of the property there is a drive with space for at least two cars as well as a garage. This property has been renovated throughout in recent years.

Situated in a leafy suburb with close proximity to local, shops, schools as well as bus routes to Cardiff city centre and easy access to A48 / M4



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