

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

MAGNOLIA CLOSE  
PENTYWN







#### HALLWAY

#### LIVING ROOM

3.66 x 5.78 (12'0" x 18'11" )

#### W/C

#### SITTING ROOM

2.59 x 3.09 (8'5" x 10'1" )

#### KITCHEN/DINER

3.54 x 5.78 (11'7" x 18'11")

#### UTILITY ROOM

3.62 x 2.57 (11'10" x 8'5")

#### TO FIRST FLOOR

#### BEDROOM ONE

3.71 x 3.09 (12'2" x 10'1")

#### BEDROOM TWO

3.68 x 3.09 (12'0" x 10'1")

#### BEDROOM THREE

2.74 x 2.57 (8'11" x 8'5")

#### BEDROOM FOUR

2.70 x 2.57 (8'10" x 8'5")

#### BATHROOM

2.19 x 1.74 (7'2" x 5'8")

#### GARDENS

#### TENURE

Freehold - to be confirmed by your legal advisor

#### COUNCIL TAX

Band E

#### SCHOOL CATCHMENT

Glyncoed Primary School  
Llanishen High School (year 2024-25)

Ysgol Gynradd Gymraeg Pen Y Groes (year 2024-25)

Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)










## MAGNOLIA CLOSE

PENTYWN, CF23 7HQ - £360,000

 4 Bedroom(s)  2 Bathroom(s)  1281.00 sq ft

Nestled in the tranquil neighbourhood of Magnolia Close in Pentwyn, Cardiff, this impressive detached house offers a wonderful opportunity for families seeking a spacious and versatile home. With a generous living area of 1,281 square feet, the property boasts three well-proportioned reception rooms, providing ample space for relaxation, entertainment, and family gatherings.

The house features four comfortable bedrooms, making it ideal for larger families or those who desire extra space for guests or a home office. The two bathrooms ensure convenience for all, catering to the needs of a busy household.

Set on a large plot, this property is packed full of potential, allowing for personalisation and enhancement to suit your lifestyle. The detached garage adds further practicality, providing secure storage or the possibility of a workshop. Additionally, the property offers parking for two vehicles, a valuable asset in today's busy world.

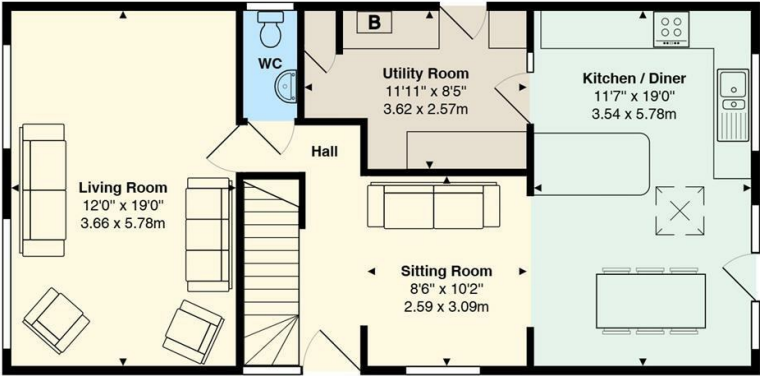
With no chain involved, this home is ready for you to move in and make it your own. Whether you are looking to create your dream family home or seeking an investment opportunity, this property on Magnolia Close is not to be missed. Embrace the chance to enjoy a peaceful suburban lifestyle while being conveniently located near local amenities and transport links.

### PROPERTY SPECIALIST

Mr Elliott Hooper-Nash  
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02920 499680  
Director



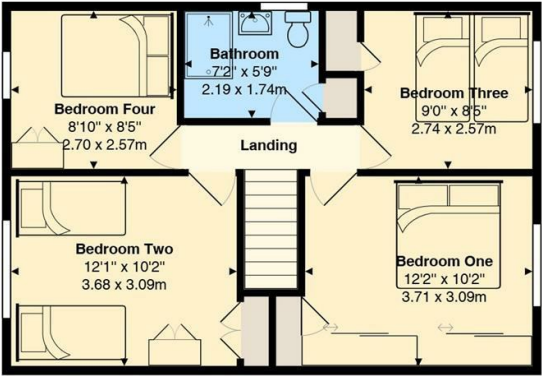




**Magnolia Close**

Total Area: 1281 ft² ... 119.0 m²

All measurements are approximate and for display purposes only



Magnolia Close, Pentwyn, Cardiff



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>78</b> |
| (55-68) <b>D</b>                            | <b>63</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |