

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



COEDEN DAL
PENTWYN



ENTRANCE HALL

LIVING DINING

KITCHEN DINER

CONSERVATORY

LANDING

BEDROOM

GARDEN

BEDROOM

BEDROOM

BATHROOM

CONVERTED GARAGE

COUNCIL TAX

Band D

SCHOOL CATCHMENT

My English medium primary catchment area is

Glyncoed Primary School (year 2024-25)

My English medium secondary catchment area is

Llanishen High School (year 2024-25)

My Welsh medium primary catchment area is

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

My Welsh medium secondary catchment area is

Ysgol Gyfun Gymraeg Bro Ederm (year 2024-25)

TENURE

Freehold, but this is to be confirmed by your solicitor





COEDEN DAL

PENTWYN, CF23 7DJ - £240,000

 3 Bedroom(s)  1 Bathroom(s)  871.00 sq ft

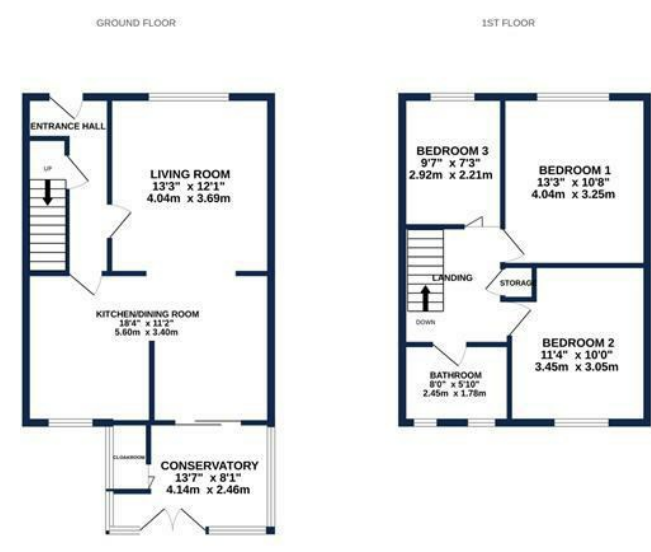
We are pleased to offer for sale this good sized three bedroom family home, situated in the popular area of Pentwyn. The property benefits from a partly converted garage into an office/reception which is currently being used as a music room. The accommodation comprises: entrance hall, living room, kitchen/dining room, wc and a conservatory on the ground floor and there are three bedrooms and a family bathroom on the first floor. To the outside there is a low maintenance garden to rear and a private gated front garden. It is essential to view this property to fully appreciate the potential and space of this excellent family home. Location is a strong point, being within easy access to all local amenities and transport links. The property is conveniently located near the M4 for easy commute between Swansea, Bristol and beyond.



PROPERTY SPECIALIST

Mr Ramzy Bancroft
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02920 499680
Branch manager





These aerial images have been made to ensure the accuracy of the floor plan. Measurements of items, furniture, doors and any other items are approximate and no responsibility is taken for any errors or omissions. They also do not represent measurements that should be used for any legal or financial purposes. They also do not represent measurements that should be used for any legal or financial purposes. They also do not represent measurements that should be used for any legal or financial purposes.



Coeden Dal, Pentwyn, Cardiff



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |