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CARDIFF

VALE

CAERPHILLY

BRISTOL

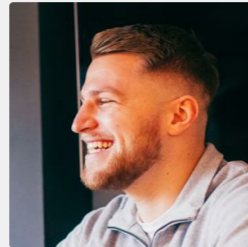


Clos Rhedyn



Tucked away in the sought-after area of Clos Rhedyn, this spacious four-bedroom detached home offers modern family living across 1,369 sq ft, complete with a versatile converted garage and two well-appointed bathrooms. With ample driveway parking for up to four vehicles, it perfectly balances comfort and practicality.

Comments by Mr Max Tustin

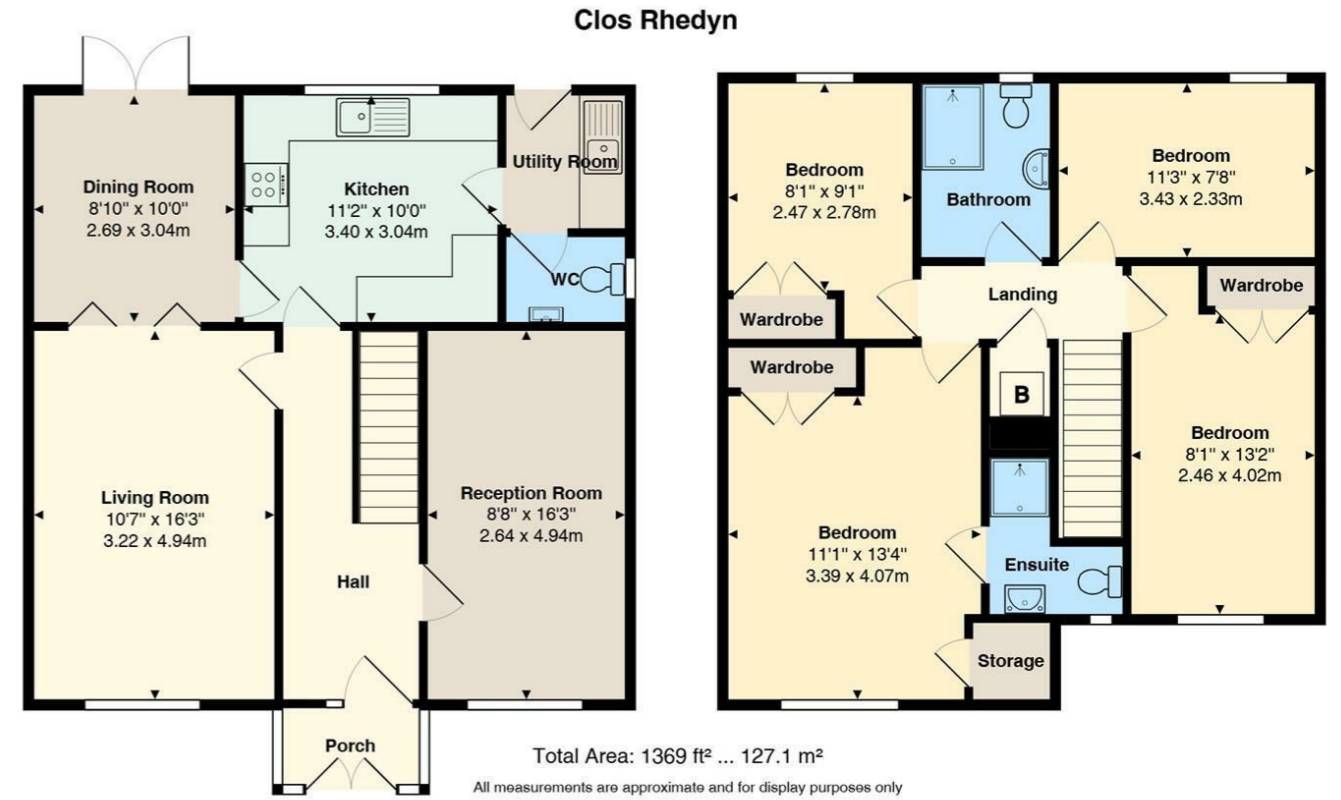


Property Specialist

Mr Max Tustin

Sales Negotiator

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Comments by the Homeowner





Clos Rhedyn

, Cardiff, CF5 5NS

Asking Price

£400,000



4 Bedroom(s)



2 Bathroom(s)



1369.00 sq ft



Contact our
Pontcanna Branch

02920 499680

Nestled in the charming area of Clos Rhedyn, Caerau, Cardiff, this delightful detached house offers a perfect blend of comfort and space for modern family living. With four generously sized bedrooms, this property is ideal for families seeking room to grow or those who enjoy hosting guests. The two well-appointed bathrooms ensure convenience for all, making morning routines a breeze.

One of the standout features is the converted garage, which has been thoughtfully transformed into an additional bedroom, providing flexibility for various living arrangements.

Spanning an impressive 1,369 square feet, the interior of the home is designed to provide a warm and inviting atmosphere.

Outside, the property boasts a lovely grass garden, perfect for children to play or for hosting summer barbecues with friends and family. The garden offers a tranquil retreat from the hustle and bustle of daily life, allowing you to unwind in your own outdoor sanctuary.

Parking is a significant advantage of this property, with space available for up to three vehicles. This feature is particularly valuable in a residential area, providing convenience for both residents and visitors alike.



Porch	Bedroom two 8'0" x 13'2" (2.46 x 4.02)
Hall	Bedroom one 11'1" x 13'4" (3.39 x 4.07)
Reception room 8'7" x 16'2" (2.64 x 4.94)	En suite
Living room 10'6" x 16'2" (3.22 x 4.94)	Tax band
Kitchen 11'1" x 9'11" (3.40 x 3.04)	E
Dining room 8'9" x 9'11" (2.69 x 3.04)	School catchment
Utility room	Flying Start area is Ely Caerau Pentrebane
W.C	English medium primary catchment area is Millbank Primary School
Landing	English medium secondary catchment area is Cardiff West Community High School
Bedroom four 8'1" x 9'1" (2.47 x 2.78)	Welsh medium primary catchment area is Ysgol Gymraeg Treganna
Bedroom three 11'3" x 7'7" (3.43 x 2.33)	Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr
Bathrom	Tenure
	We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

