



## Yew Tree Close, offers over £220,000

- Three spacious bedrooms
- Loft room
- Near Waun-Gron Park station
- Nearby schools for all ages
- Quiet residential neighbourhood
- Ideal for families or commuters
- EPC Rating: E



 3  1  2



## About the property

For sale is this neutrally decorated three-bedroom terraced property with added loft room situated on Yew Tree Close, area of Caerdydd. The home comprises two reception rooms, providing distinct areas for both relaxation and in entertainment, as well as the kitchen. The bathroom serves the household, contributing to practical family living.

Located within the residential neighbourhood of Caerdydd, this property benefits from proximity to a range of local amenities. The area is served by convenient transport options—Waun-Gron Park railway station is the nearest and offers direct routes to Cardiff Central. Bus services from nearby locations provide straightforward connections into the city centre and surrounding districts. Families will find several schools in the vicinity, supporting education for various age groups. Outdoor spaces such as Victoria Park are within reach, offering opportunities for leisure, sports, and community events. The popular Cowbridge Road East is a short distance away, featuring a variety of shops, cafés, and essential services, ensuring daily needs are easily met. This property falls within Council Tax Band C and holds an EPC rating of E. It presents straightforward, functional accommodation suitable for a range of buyers seeking easy access to local facilities and transport links in Cardiff's CF5 area. Viewings are recommended for those looking to purchase a well-situated terraced home in this part of the city.



## Accommodation

**Lounge**

**Dining Room**

**Kitchen**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Loff Room**

**Bathroom**

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## Floorplan



Total floor area 108.9 m<sup>2</sup> (1,172 sq.ft.) approx

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