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CARDIFF

VALE

CAERPHILLY

BRISTOL

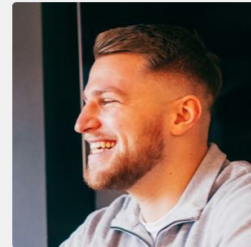


Clos Rhedyn



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

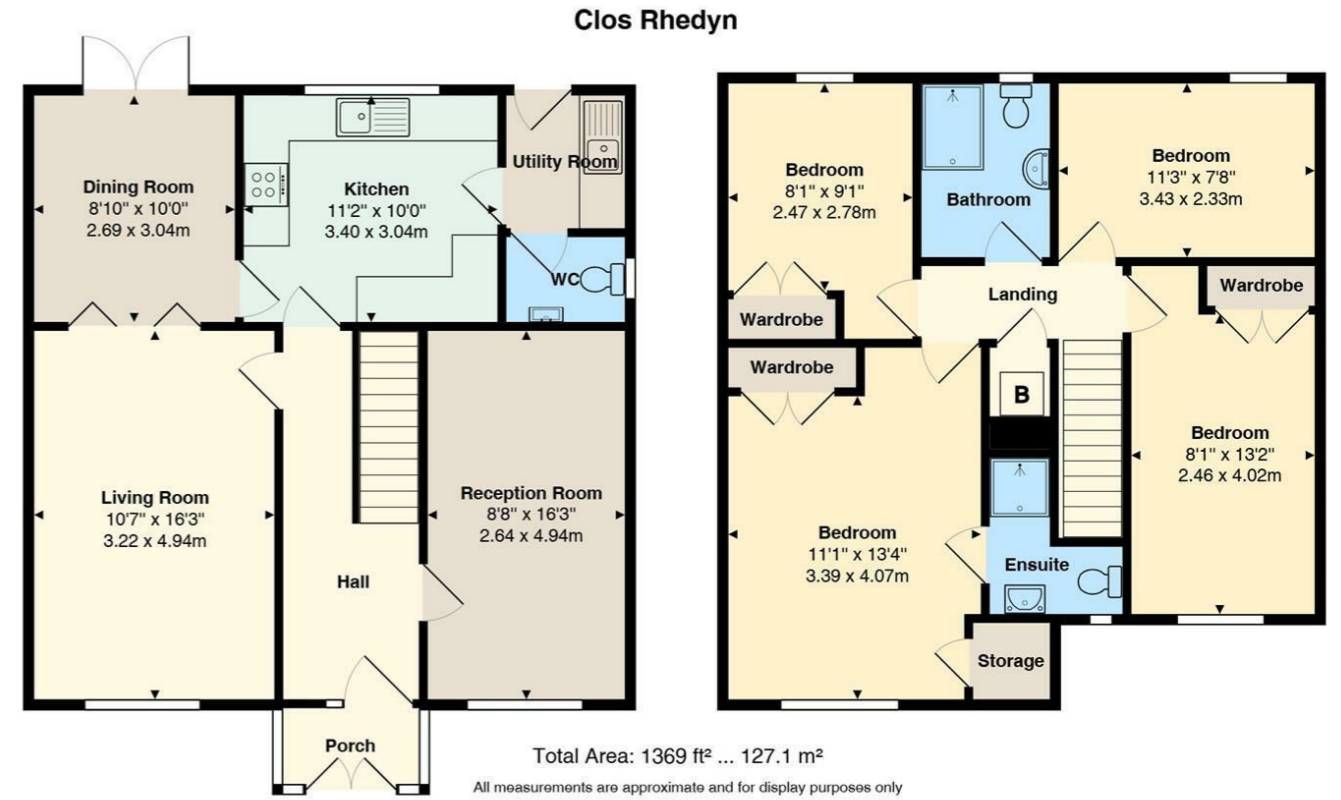


Property Specialist

Mr Max Tustin

Sales Negotiator

max@jeffreygross.co.uk



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 desirable area of Clos Rhedyn, Cardiff, this charming four-bedroom detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,369 square feet, the property boasts a spacious layout ideal for families.

One of the standout features is the converted garage, which has been thoughtfully transformed into an additional bedroom, providing flexibility for various living arrangements. With two well-appointed bathrooms, morning routines will be a breeze for everyone.

Parking is a significant advantage, with ample driveway space for up to 3 spaces, ensuring convenience for residents and visitors alike.

The current owners have successfully had their offer accepted on a property with no chain, making this an excellent opportunity for prospective buyers, the property is also listed with Jeffrey Ross. This home is ready to welcome its new owners and create lasting memories.





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 Pentreban
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	





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	

