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CARDIFF

VALE

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BRISTOL



Ash Grove

CULVERHOUSE CROSS



Sought after over 50's developments perfectly positioned in close proximity to a variety of amenities & major transport links.

Comments by Mr Luke Trezise

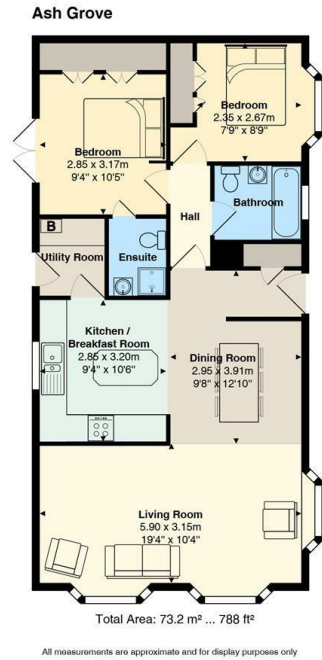
Property Specialist
Mr Luke Trezise
Senior valuer

luke@jeffreygross.co.uk



Corner plot allowing for fantastic light flow into an open plan kitchen / diner / living space

Comments by the Homeowner





Hall	Council tax band
Living room 19'4 x 10'4 (5.89m x 3.15m)	N/A
Dining room 9'8 x 12'10 (2.95m x 3.91m)	
Kitchen/Breakfast room 9'4 x 10'6 (2.84m x 3.20m)	
Utility room	
Bedroom 9'4 x 10'5 (2.84m x 3.18m)	
Ensuite	
Bedroom 7'9 x 8'9 (2.36m x 2.67m)	
Bathroom	
EPC	Exempt
Tenure	Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



Ash Grove

Culverhouse Cross, Cardiff, CF5 5TQ

Asking Price

£210,000

2 Bedroom(s)

2 Bathroom(s)

sq ft

Contact our

Pontcanna Branch

02920 499680

Nestled in the serene Ash Grove of Cambrian Residential Park, Cardiff, this delightful house is an ideal retreat for those aged over 50 seeking a peaceful community. The property boasts two generously sized double bedrooms, providing ample space for relaxation and comfort.

As you enter you are welcomed into an open plan kitchen diner living room, a perfect setting for entertaining guests or enjoying quiet evenings at home. The layout encourages a warm and inviting atmosphere, making it easy to create cherished memories with family and friends.

The property features two well-appointed bathrooms, ensuring convenience and privacy for all residents. Additionally, private parking is available, offering ease of access and peace of mind.

This property is not just a house; it is a home within a vibrant community, ideal for those looking to enjoy a tranquil lifestyle while still being close to the amenities of Cardiff. With its thoughtful design and prime location, this residence is a wonderful opportunity for anyone looking to embrace a new chapter in life.



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