



*Ravenscourt Close*

PENYLAN

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CARDIFF

VALE

CAERPHILLY

BRISTOL



Comments by Mr Ramzy Bancroft



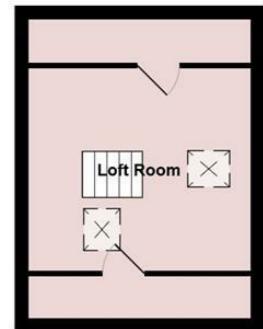
**Property Specialist**  
Mr Ramzy Bancroft  
Branch manager

Ramzy@jeffreyross.co.uk

*An extended family home with so much space both inside and out*



Comments by the Homeowner



11 Ravens Court Close, Penylan CF23

Total Area: 1820 ft<sup>2</sup> ... 169.1 m<sup>2</sup>

All measurements are approximate and for display purposes only



C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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# Ravenscourt Close

*Penylan, Cardiff, CF23 9DJ*

Offers Over

**£460,000**



3 Bedroom(s)



2 Bathroom(s)



1850.00 sq ft



Contact our  
**Penylan Branch**

02920 499680

A Beautifully Extended Family Home in Penylan  
Tucked away in a peaceful cul-de-sac, this much-improved family home offers versatile living space perfectly suited to modern family life. Comprising an entrance hall leading to a cosy front lounge, a versatile playroom/office, a convenient downstairs toilet, a useful utility with storage, as well as a stunning open-plan kitchen and dining area with a sleek contemporary gloss finish, ideal for family gatherings and entertaining.

Upstairs, you'll find three generous double bedrooms, a stylish family bathroom, and a spacious loft room offering even more flexibility. Outside, the property boasts a large, low-maintenance rear garden, perfect for children & summer entertaining, while the front features a newly laid resin driveway providing ample off-road parking for multiple vehicles.

Situated just a short stroll from local shops and amenities on Colchester Avenue and Waterloo Gardens, as well as an excellent choice of schools.



Front Drive

Bathroom

Hall

Loft room

Lounge

Garden

Dinning room

School Catchment

Open plan kitchen living

Tenure

Freehold -To be confirmed by your legal advisor

Play room

Council Tax

Band-

Utility room/ side access

WC

Landing

Bedroom 1

Bedroom 2

Bedroom 3

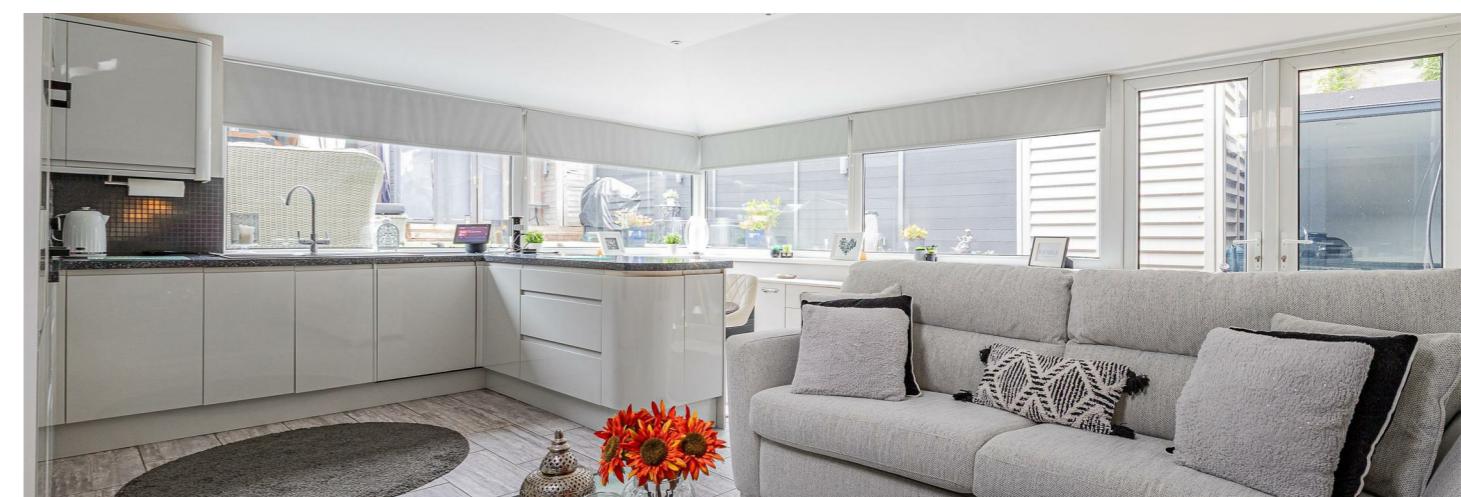
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E	49	
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

