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CARDIFF

VALE

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BRISTOL

*Clos Gwrgi*

PENYLAN



*Immaculately presented four bedroom family home with beautiful garden and off road parking.*

Comments by Mrs Amanda Trinder



**Property Specialist**  
**Mrs Amanda Trinder**  
 Senior valuer  
 amanda@jeffreycross.co.uk



*Immaculately presented four bedroom family home with beautiful garden and off road parking.*

Comments by the Homeowner



34, Clos Gwrgi, Penylan, CF23 9FQ



Total Area: 1337 ft<sup>2</sup> ... 124.2 m<sup>2</sup>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>86</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



# Clos Gwrgi

Penylan, Cardiff, CF23 9FQ

£400,000



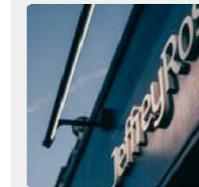
4 Bedroom(s)



3 Bathroom(s)



1108.00 sq ft



Contact our  
**Penylan Branch**

02920 499680

Jeffrey Ross are pleased to bring to the market this exceptional four bedroom home in Penylan. The property briefly comprises of entrance hall, modern open plan kitchen / breakfast room, lounge / dining room with French doors to the rear garden and W.C to the ground floor, to the first floor there are three good size bedrooms one with en-suite and an immaculate family bathroom. At the top of the house is what could be a stunning master suite with another en-suite bathroom and windows to front and rear. Outside there is a pretty rear garden with patio, boarder for shrubs and side access as well as parking for two cars on of which is under croft.

The property is immaculately presented throughout - move straight in.

\*\*\* Chain Free \*\*\*



Bedroom Two 9'1" x 9'10" (2.77m x 3.02m )

Tenure

Freehold- This is to be confirmed with your legal representative.

Entrance Hall

Bedroom Four 13'10" x 12'8" (4.23m x 3.88m )

Ground Floor W.C 2'10" x 5'4" (0.87m x 1.63m )

Bedroom Three 6'11" x 8'11" (2.13m x 2.73m )

En-Suite 3'9" x 9'1" (1.15m x 2.77m )

Garden

Kitchen / Breakfast Room 9'3" x 16'5" (2.82m x 5.01m )

Parking

Two allocated parking spaces - One under croft

Lounge / Dining Room 16'3" x 10'2" (4.97m x 3.12m )

Bathroom 7'0" x 6'6" (2.14m x 2.00)

Bedroom One 9'2" x 14'6" max (2.81m x 4.43m max)

Council Tax

Band F

En-Suite 4'9" x 7'4" (1.46m x 2.24m )

Landing

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