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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Court Close*

BONVILSTON



Comments by Mrs Ruby Ledley



**Property Specialist**  
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Valuer

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Court Close



Total Area: 92.0 m² ... 991 ft²  
All measurements are approximate and for display purposes only



# Court Close

*Bonvilston, Cardiff, CF5 6FX*

Guide Price

£399,950



3 Bedroom(s)



2 Bathroom(s)



991.00 sq ft



Contact our  
***Pontcanna Branch***  
02920 499680

Tucked away in the peaceful cul-de-sac of Court Close, Bonvilston, this beautifully presented three-bedroom home offers stylish, contemporary living in one of the Vale of Glamorgan's most desirable village locations.

Extending to approximately 991 sq. ft., the property has been thoughtfully maintained and is presented to an exceptional standard throughout. The bright and spacious living room provides a welcoming space to relax, while the modern kitchen/dining room is perfectly suited to everyday family life as well as entertaining guests. The property benefits from underfloor heating throughout the ground floor.

Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom, all complemented by two well-appointed bathrooms, providing practicality and comfort for modern living.

Externally, the property benefits from a private driveway providing off-road parking for three vehicles. Positioned within a quiet residential cul-de-sac, the home enjoys a peaceful setting while remaining within easy reach of Cardiff, excellent local amenities and highly regarded schools.

Offering the perfect balance of village charm and contemporary convenience, this superb home is ideally suited to first-time buyers, growing families and those looking to enjoy a quieter lifestyle without compromising on connectivity. Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.

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|                                                                                        |                                           |
|----------------------------------------------------------------------------------------|-------------------------------------------|
| <b>Entrance Hallway</b><br>With Under Floor Heating                                    | <b>Private Driveway</b><br>For Three Cars |
| <b>Living Room 10'7 x 13'9 (3.23m x 4.19m)</b><br>With Under Floor Heating             | <b>Garden</b><br>Fully Landscaped         |
| <b>Kitchen / Breakfast Room 17 x 10'11 (5.18m x 3.33m)</b><br>With Under Floor Heating | <b>EPC</b><br>Rating                      |
| <b>Utility Room</b>                                                                    | <b>Council Tax</b><br>BAND E              |
| <b>WC</b>                                                                              | <b>School Catchment</b>                   |
| <b>Landing</b>                                                                         |                                           |
| <b>Bedroom 1 10'7 x 11'11 (3.23m x 3.63m)</b>                                          |                                           |
| <b>En-Suite</b>                                                                        |                                           |
| <b>Bedroom 2 9'4 x 11'7 (2.84m x 3.53m)</b>                                            |                                           |
| <b>Bedroom 3 7'4 x 9'6 (2.24m x 2.90m)</b>                                             |                                           |
| <b>Bathroom</b>                                                                        |                                           |





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 95        |
| (81-91) B                                   | 84                      |           |
| (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 |           |

