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CARDIFF

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*Glyn Eiddew*

PENTWYN



*Just Move in.... End terrace two bedroom, ideal first time buy or investment.*

Comments by Mrs Amanda Trinder



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

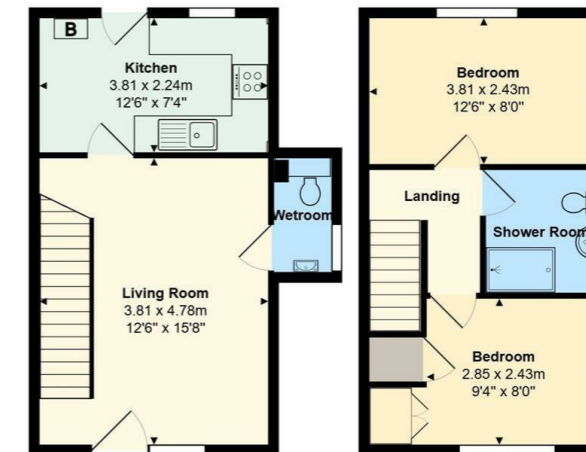


*Two Bedroom end terrace property, ideal started home or investment just move straight in.*

Comments by the Homeowner



St Nicholas Court



Total Area: 56.2 m<sup>2</sup> ... 605 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			90
(69-80) <b>C</b>		70	
(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		



# Glyn Eiddew

Pentwyn, Cardiff, CF23 7BW

Offers In The Region Of

£190,000



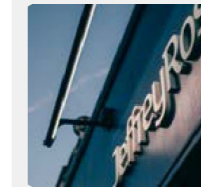
2 Bedroom(s)



1 Bathroom(s)



570.00 sq ft



Contact our  
**Penylan Branch**

02920 499680

Be Quick ..... \*\*\* Offers in the region with £200,000 \*\*\* Jeffrey Ross are pleased to bring to the market this delightful two bedroom end terrace home with good size rear garden. The property benefits from lounge with stairs leading to the first floor, kitchen / breakfast room with door leading to the rear garden, two bedrooms and a family bathroom to the first floor. outside there is a front and rear garden with side access.

Situated on the outskirts of Pentwyn with good access to local shops, parks and amenities as well as bus links to the Cardiff City Centre and access to M4 / A48

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

Call today for a mortgage appointment to see if you qualify for this property.



Lounge 12'6 x 15'8 (3.81m x 4.78m)

Llanishen High School

Kitchen 12'6 x 7'4 (3.81m x 2.24m)

Ysgol Gynradd Gymraeg Pen Y Groes  
Ysgol Gyfun Gymraeg Bro Ederm

Ground Floor Wet Room

Landing

Bedroom One 9'4 x 8' (2.84m x 2.44m)

Bedroom Two 12'6 x 8' (3.81m x 2.44m)

Bathroom

Garden

Tenure

Freehold - To be confirmed by your legal Advisor

Council Tax

Band C

School Catchment

Glyncoed Primary School

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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