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CARDIFF

VALE

CAERPHELLY

BRISTOL



*Ravenscourt Close*

PENYLAN



Comments by Mr Ramzy Bancroft



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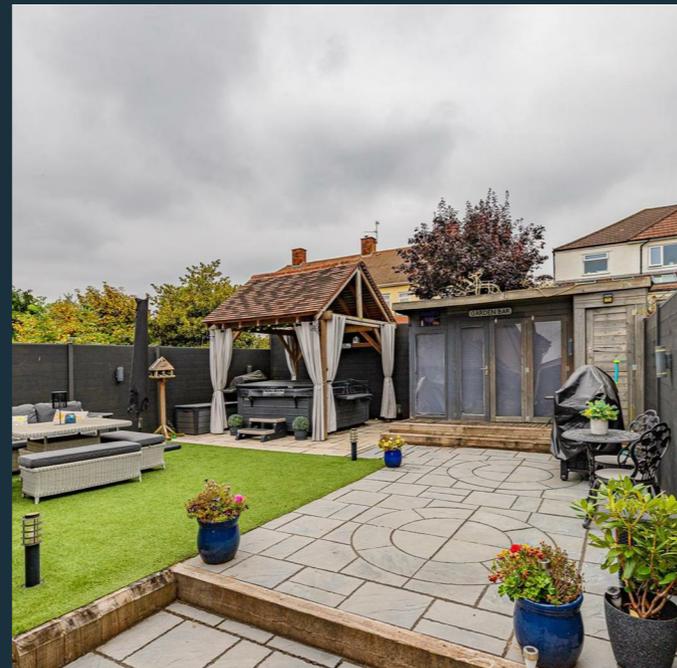
11 Ravens Court Close, Penylan CF23

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

All measurements are approximate and for display purposes only

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

Comments by the Homeowner





# Ravenscourt Close

Penylan, Cardiff, CF23 9DJ

Offers Over

£445,000



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.



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Front Drive	Bathroom
Landing	Loft room
WC	Garden
Hall	School Catchment
Lounge	Tenure
Bedroom 3	Freehold - To be confirmed by your legal advisor
Dinning room	Council Tax
Open plan kitchen living	Band-
Play room	
Utility room/ side access	
Bedroom 1	
Bedroom 2	





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

