

UNDER OFFER



Clos Rhedyn

Ely, Cardiff, CF5 5NS

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OFFERS IN EXCESS OF

£435,000

4 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

1,224 SQ FT

1224 SQFT

FOUR GOOD SIZE BEDROOMS

OUTSTANDING SOUTH WESTERLY
FACING GARDEN

WELL APPOINTED DETACHED
HOME

TWO RECEPTIONS PLUS
KITCHEN/BREAKFAST

EXCELLENT LOCAL AMENITIES



THE PROPERTY

This modern four-bedroom detached house offers an exceptional living experience. Spanning an impressive 1,224 square feet, the property boasts excellent presentation throughout, making it an ideal choice for families or those seeking a spacious home.

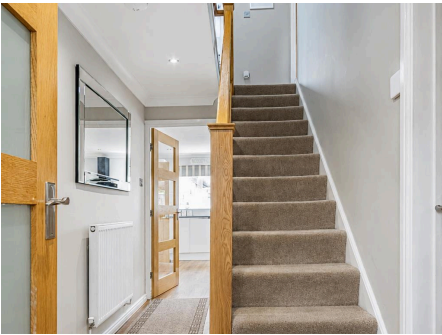
Upon entering, you are greeted by two well-proportioned reception rooms, perfect for entertaining guests or enjoying quiet family time. The good-sized kitchen and breakfast room provide a welcoming space for culinary adventures and casual dining. The layout of the home is both practical and inviting, ensuring comfort and functionality.

The property features four generously sized bedrooms, providing ample space for relaxation and privacy. With a well-appointed bathroom plus ensuite to master, morning routines will be a breeze for the whole family.

Outside, the lovely south-westerly facing gardens are a true highlight, offering a serene retreat for outdoor enjoyment. The addition of a charming summerhouse & separate drinks bar enhances the garden space, making it perfect for summer gatherings or simply unwinding in the fresh air.

Parking is a significant advantage, with ample driveway space for up to four vehicles, ensuring convenience for residents and visitors alike.

INSIDE



ACCOMMODATION

LIVING ROOM 4.67m x 3.00m

KITCHEN/BREAKFAST ROOM 5.99m x 3.61m

DINING ROOM 4.67m x 2.64m

BEDROOM 4.01m x 3.07m

BEDROOM 3.76m x 2.41m

BEDROOM 3.18m x 2.41m

BEDROOM 2.59m x 2.34m

BATHROOM 2.59m x 1.65m

DRIVEWAY

GARDENS

SCHOOL CATCHMENT

PROPERTY TYPE HOUSE - DETACHED

INTERNAL AREA 1,224 SQ FT

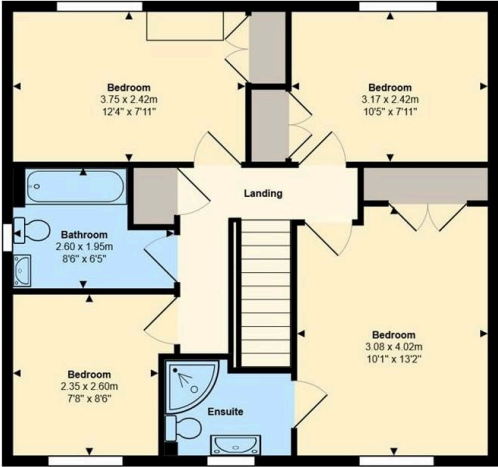
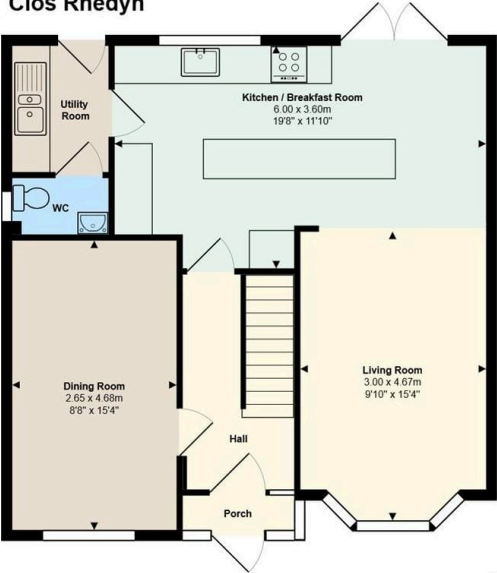
TENURE FREEHOLD

COUNCIL TAX BAND E · ABOUT £2,461 A YEAR
Cardiff Council, 2026/27 estimate

EPC RATING 71 · POTENTIAL 75

FLOORPLAN

Clos Rhedyn



Total Area: 113.7 m² ... 1224 ft²

All measurements are approximate and for display purposes only



Luke Trezise

SALES VALUER

PONTCANNA BRANCH

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SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 223–225 Cathedral Road, Pontcanna, Cardiff, CF11 9PP. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreygross.co.uk