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CARDIFF

VALE

CAERPHILLY

BRISTOL



Colchester Avenue

PENYLAN



Comments by Mr Ramzy Bancroft



Property Specialist
Mr Ramzy Bancroft
Branch manager

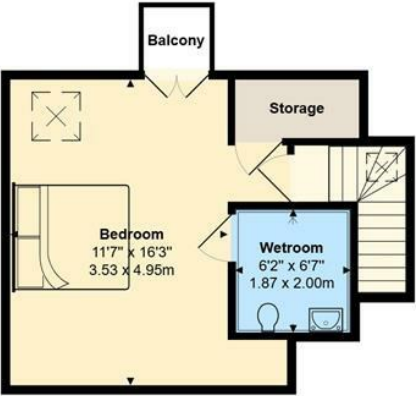
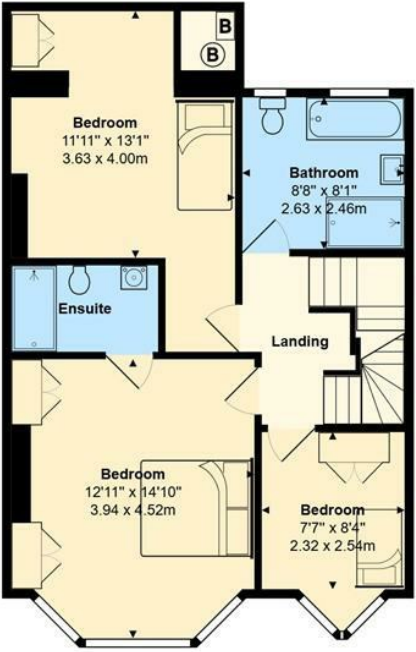
Ramzy@jeffreycross.co.uk



Colchester Ave

Total Area: 1801 ft² ... 167.3 m² (excluding balcony)

All measurements are approximate and for display purposes only



A stunning family home with lots of space inside & out

Comments by the Homeowner





Colchester Avenue

Penylan, Cardiff, CF23 9BP

Asking Price

£600,000



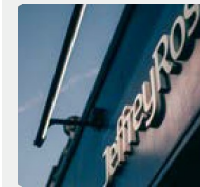
4 Bedroom(s)



3 Bathroom(s)



1861.00 sq ft



Contact our
Penylan Branch

02920 499680

We are delighted to present this beautifully updated four-bedroom family home, offering generous space, charm, and versatility throughout.

The accommodation offers a bright entrance hallway with handy WC, a cosy bay-fronted lounge, and a fantastic open-plan kitchen/diner and living space. With modern fitted units, a central island, and bi-folding doors to the garden, it's the perfect hub for family life. A bonus room off the kitchen makes an ideal office or playroom.

The first floor hosts a sleek modern family bathroom, three double bedrooms, one with its own en-suite. Upstairs, a spacious fourth bedroom comes with an en-suite wet room and a private balcony, where you can enjoy far-reaching views over Cardiff.

The sunny south-facing garden is designed for family enjoyment, with a raised decked area, patio, lawn, and rear lane access. Located a short walk from local shops, parks and schools, making it a great family home

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Hall & WC	Ensuite Shower room
Lounge	Garden
Open plan Kitchen	School Catchment
Living & Dining Area	Marlborough Primary School Cardiff High School (year 2024-25)
Study area	Ysgol Y Berllan Deg (year 2024-25) Ysgol Gyfun Gymraeg Bro Ederm (year 2024-25)
Landing	* Subject to Availability & change *
Bedroom 1	Tenure
Ensuite Shower room	Freehold - To be confirmed by your legal advisor
Bedroom 2	Council Tax
Bedroom 3	Band - G
Bathroom	
Loft bedroom	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(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	

