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CARDIFF

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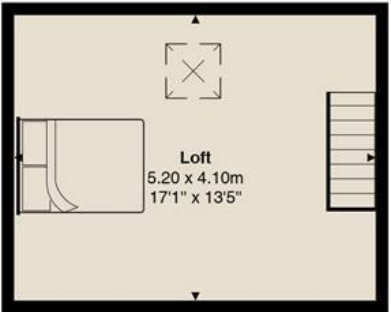
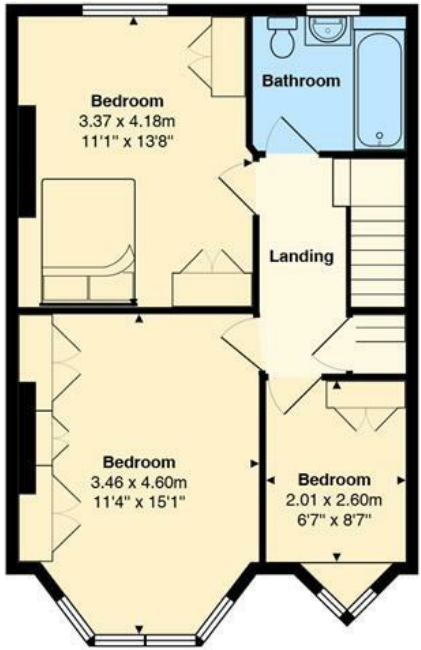
Spacious three bedroom period home with loft room in prime location. ** Chain Free **

Comments by Mrs Amanda Trinder



Property Specialist
Mrs Amanda Trinder
Senior valuer

amanda@jeffreycross.co.uk



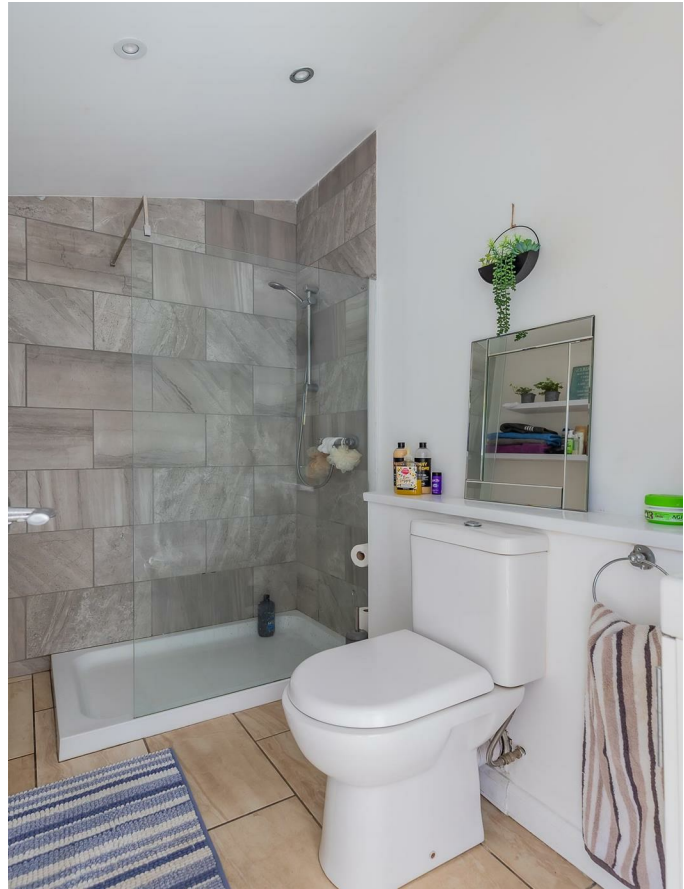
Stallcourt Avenue

Total Area: 124.3 m² ... 1338 ft² (excluding storage)

All measurements are approximate and for display purposes only



Comments by the Homeowner



Stallcourt Avenue

Penylan, Cardiff, CF23 5AN

Asking Price

£440,000



3 Bedroom(s)



1 Bathroom(s)



1338.00 sq ft



Contact our
Penylan Branch
02920 499680

Jeffrey Ross are pleased to bring to the market this extended three bedroom family home with loft room. The property benefits from period entrance hall, lounge, beautifully presented modern open plan kitchen / dining / breakfast room and shower room to the ground floor. To the first floor there are three bedrooms and a modern family bathroom and to the top floor there is a good size size converted loft room. Outside there is an enclosed walled rear garden with out buildings, patio and access to the rear gated lane.

Situated in a prime location with easy access to local shops, parks amenities as well as Cardiff City Centre.

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Entrance Porch	Outbuildings
Entrance Hall	Tenure
Lounge 12'1 x 15'1 (3.68m x 4.60m)	Freehold - This is to be confirmed with your legal representative
Kitchen / Dinning / Breakfast Room 18'3 x 19'9 (5.56m x 6.02m)	Council Tax
Ground Floor Shower Room	Band F
Landing	School Catchment
Bedroom One 14'4 x 15'1 (4.37m x 4.60m)	Marlborough Primary School (year 2024-25) Cardiff High School (year 2024-25)
Bedroom Two 11'1 x 13'8 (3.38m x 4.17m)	Ysgol Y Berllan Deg (year 2024-25) Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)
Bedroom Three 6'7 x 8'7 (2.01m x 2.62m)	* Subject to availability *
Bathroom	
Loft Room 17'1 x 13'5 (5.21m x 4.09m)	
Garden	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	79
(81-91) B		
(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

