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CARDIFF

VALE

CAERPHILLY

BRISTOL



Fallcourt Avenue

PENYLAN

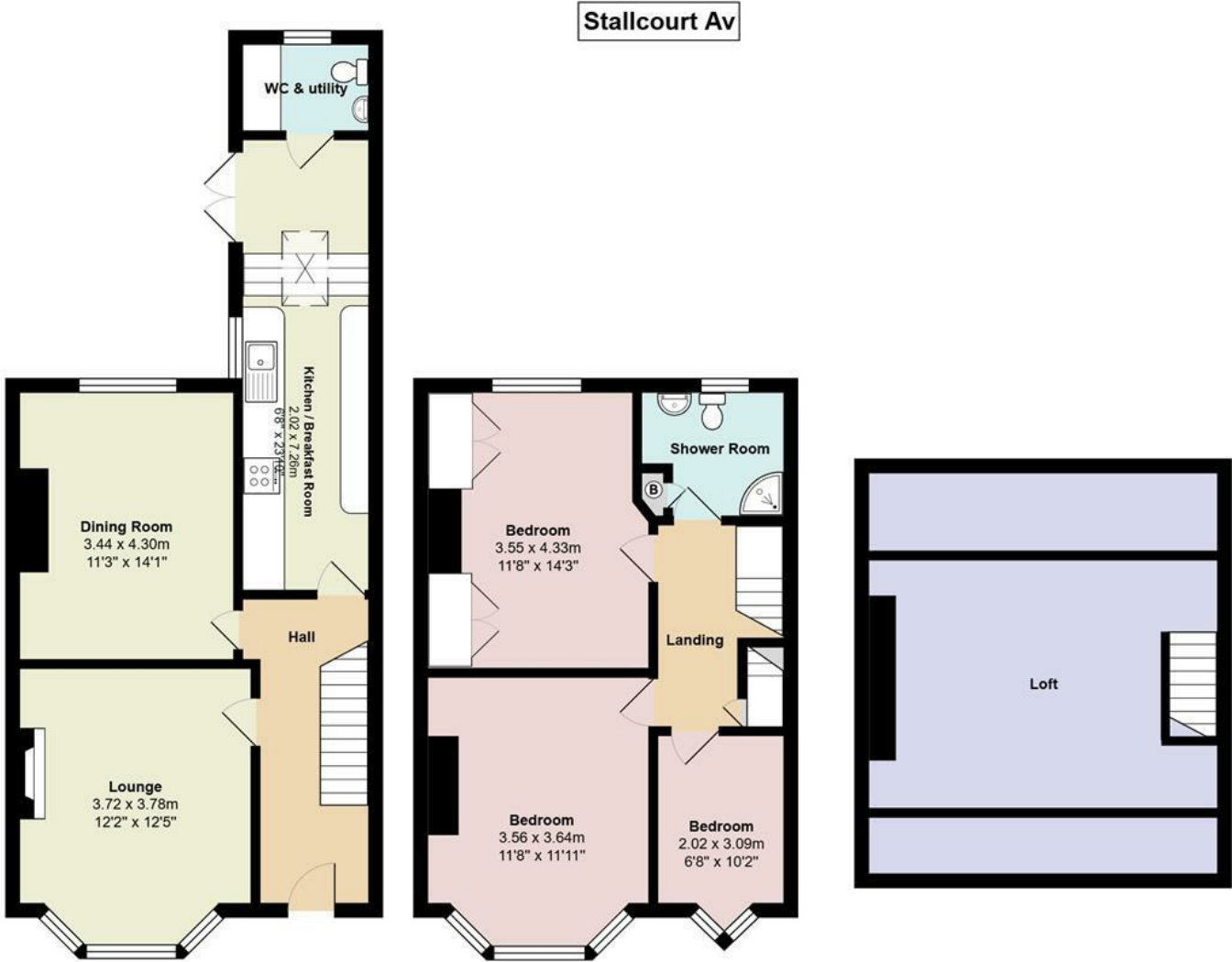


Comments by Mr Ramzy Bancroft



Property Specialist
Mr Ramzy Bancroft
Branch manager

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A great chance to buy a period home in Penylan in need of modernisation.

Comments by the Homeowner





Stallcourt Avenue

Penylan, Cardiff, CF23 5AN

Offers Over

£400,000



3 Bedroom(s)



1 Bathroom(s)



1119.00 sq ft

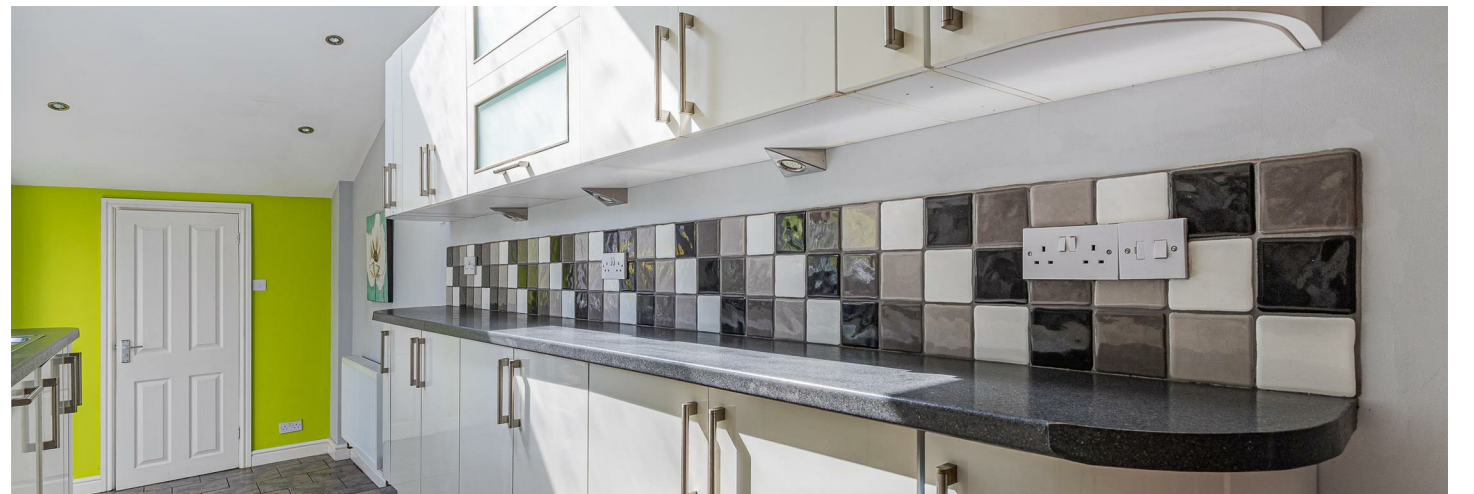


Contact our
Penylan Branch
02920 499680

**** OFFERS OVER £400,000 ****
A rare opportunity to put your stamp on a lovely period house, in a beautiful street in the heart of PENYLAN. This three bedroom property has a host of original features and charm, and would be an ideal property for someone looking to get into the area and prepared to renovate. Offering a bright entrance hall, lounge, dining room, long kitchen diner, WC & small utility. Upstairs there are three bedrooms, family bathroom and very handy "part converted" loft room. Outside there is an enclosed , well kept garden with lane access and a South Eastly aspect. Offered to market with NO ONWARD CHAIN.



Entrance Hall	Council Tax
Lounge 12'2" x 12'5" (3.71m x 3.78m)	Band F
Dining Room 11'3" x 14'1" (3.43m x 4.29m)	School Catchment
Kitchen/Breakfast Room 6'8" x 23'10" (2.03m x 7.26m)	Marlborough Primary School (year 2024-25) Cardiff High School (year 2024-25)
WC & Utility	Ysgol Y Berllan Deg (year 2024-25) Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)
Bedroom One 11'8" x 11'11" (3.56m x 3.63m)	* Subject to availability *
Bedroom Two 11'8" x 14'3" (3.56m x 4.34m)	
Bedroom Three 6'8" x 10'2" (2.03m x 3.10m)	
Loft Room	
Tenure	
Freehold- To be confirmed by your legal advisor	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	68	
(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

