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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Hallcourt Avenue*

PENYLAN





Comments by Mr Ramzy Bancroft



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Comments by the Homeowner







# Stallcourt Avenue

Penylan, Cardiff, CF23 5AN

Offers In Excess Of  
**£465,000**



4 Bedroom(s)



2 Bathroom(s)



1259.00 sq ft



Contact our  
**Penylan Branch**  
02920 499680

Set on the ever-popular Stallcourt Avenue, this much-loved family home combines period charm with modern living. The accommodation offers an entrance hall leading to a spacious lounge and a bright open-plan kitchen/diner complete with a handy pantry. Upstairs, you'll find three well-proportioned bedrooms and a stylish shower room, while the top floor boasts a generous fourth bedroom with its own en-suite bathroom. Outside, the property enjoys a sunny enclosed rear garden with lane access, ideal for families and entertaining.

Perfectly positioned just off Waterloo Gardens, with an excellent choice of local shops, coffee houses, and schools on your doorstep, this home is ideally suited to family life.





Hall	Garden
Lounge	Utility & storage
Dining	Tenure
Kitchen	Freehold, but this is to be confirmed by your solicitor
Pantry	Council tax
Landing	Band - F
Bedroom 1	School catchment
Bedroom 3	Marlborough Primary School (year 2024-25)
Bedroom 2	Cardiff High School (year 2024-25)
	Ysgol Y Berllan Deg (year 2024-25)
	Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)
	* Subject to Availability & change *
Shower room	
Loft bedroom	
Ensuite bathroom	









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

