

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



STALLCOURT AVENUE  
PENYLAN



**ENTRANCE HALL**

**LOUNGE**  
3.71m x 3.78m (12'2" x 12'5")

**DINING ROOM**  
3.43m x 4.29m (11'3" x 14'1")

**KITCHEN/BREAKFAST ROOM**  
2.03m x 7.26m (6'8" x 23'10")

**WC & UTILITY**

**BEDROOM ONE**  
3.56m x 3.63m (11'8" x 11'11")

**BEDROOM TWO**  
3.56m x 4.34m (11'8" x 14'3")

**BEDROOM THREE**  
2.03m x 3.10m (6'8" x 10'2")

**LOFT ROOM**

**TENURE**  
Freehold- To be confirmed by your legal advisor

**COUNCIL TAX**  
Band F

**SCHOOL CATCHMENT**  
Marlborough Primary School (year 2024-25)  
Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)  
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)



\* Subject to availability \*





## STALLCOURT AVENUE

PENYLAN, CF23 5AN - £400,000

 3 Bedroom(s)  1 Bathroom(s)  1119.00 sq ft

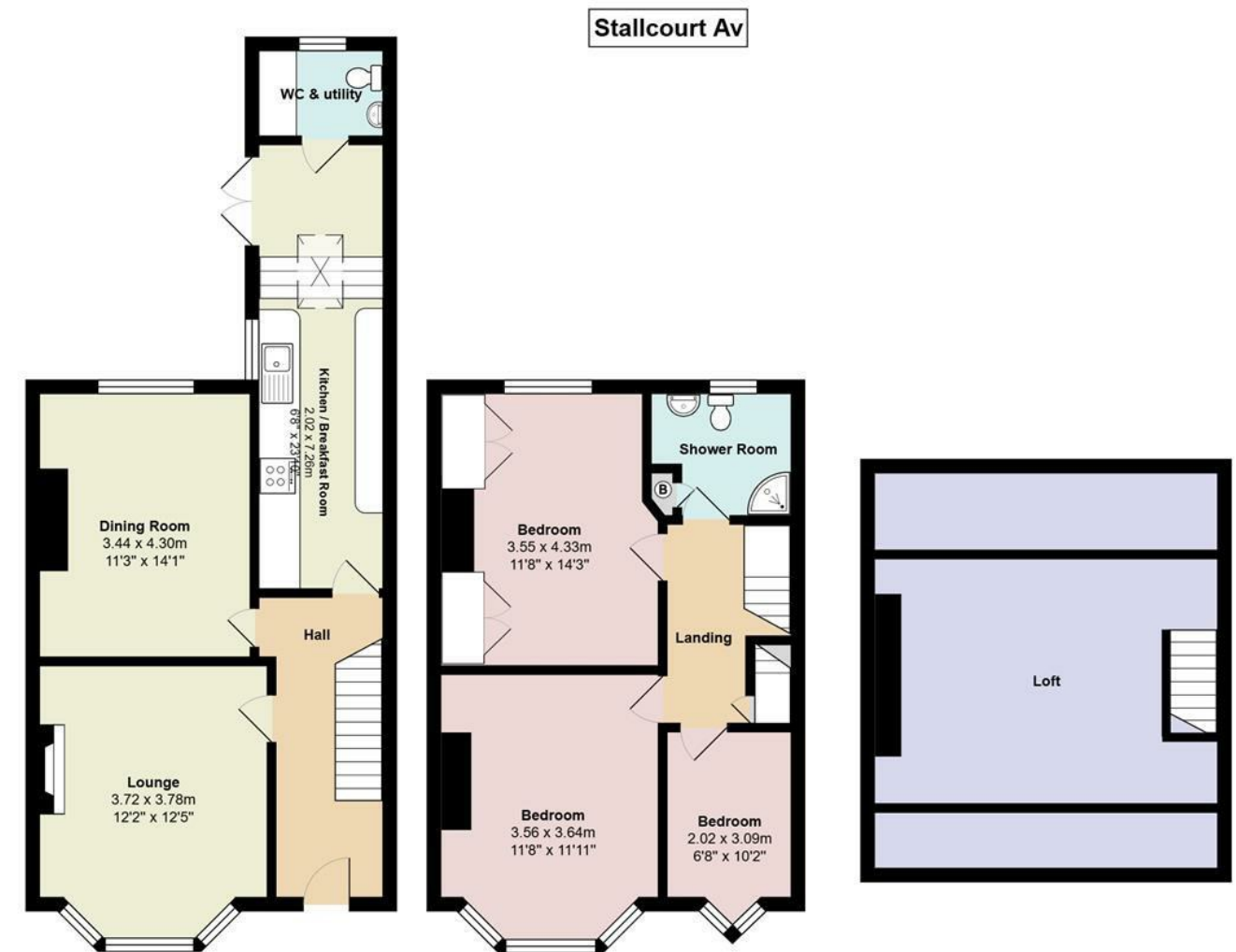
A rare opportunity to put your stamp on a lovely period house, in a beautiful street in the heart of PENYLAN. This three bedroom property has a host of original features and charm, and would be an ideal property for someone looking to get into the area and prepared to renovate. Offering a bright entrance 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.



### PROPERTY SPECIALIST

Mr Ramzy Bancroft  
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Branch manager





All measurements are approximate and for display purposes only



Stallcourt Avenue, Penylan, Cardiff



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	