*www.jeffreyross.co.uk*

CARDIFF VALE CAERPHILLY BRISTOL

# Stallcourt Avenue

PENYLAN

*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@jeffreyross.co.uk

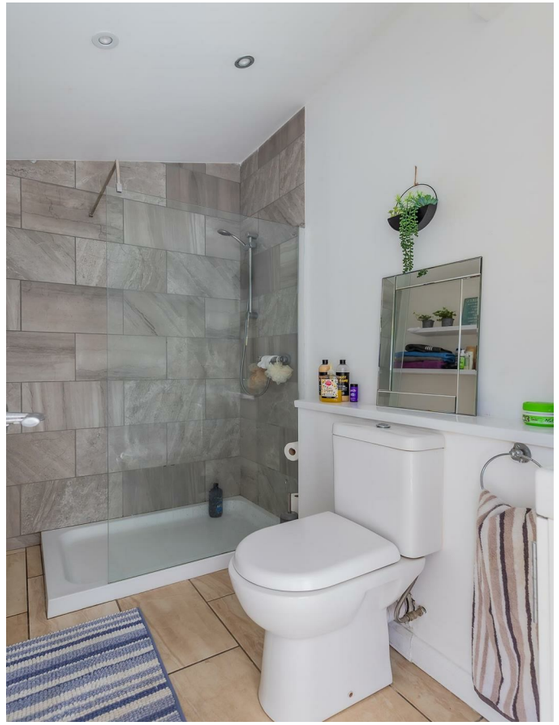

*Spacious three bedroom period home with loft room in prime location*

Comments by the Homeowner

**Stallcourt Avenue**

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

All measurements are approximate and for display purposes only



# Stallcourt Avenue

*Penylan, Cardiff, CF23 5AN*

**Asking Price**

## £410,000

3 Bedroom(s) | 2 Bathroom(s) | 1338.00 sq ft

Contact our
*Penylan Branch*
02920 499680

* NEW PRICE *
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.

** Chain Free **

Entrance Porch

Entrance Hall

Lounge 12'1 x 15'1 (3.68m x 4.60m)

Kitchen / Dinning / Breakfast Room 18'3 x 19'9 (5.56m x 6.02m)

Ground Floor Shower Room

Landing

Bedroom One 14'4 x 15'1 (4.37m x 4.60m)

Bedroom Two 11'1 x 13'8 (3.38m x 4.17m)

Bedroom Three 6'7 x 8'7 (2.01m x 2.62m)

Bathroom

Loft Room 17'1 x 13'5 (5.21m x 4.09m)

Garden

Outbuildings

Tenure

Freehold - This is to be confirmed with your legal representative

Council Tax

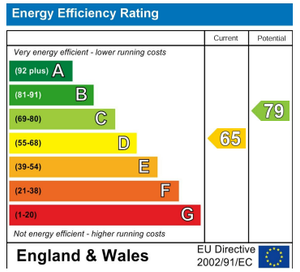
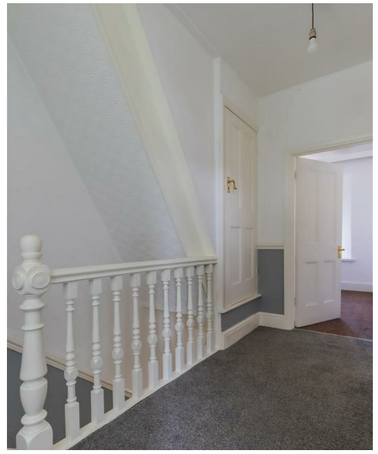
Band F

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 *


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
65
79
England & Wales
EU Directive 2002/91/EC