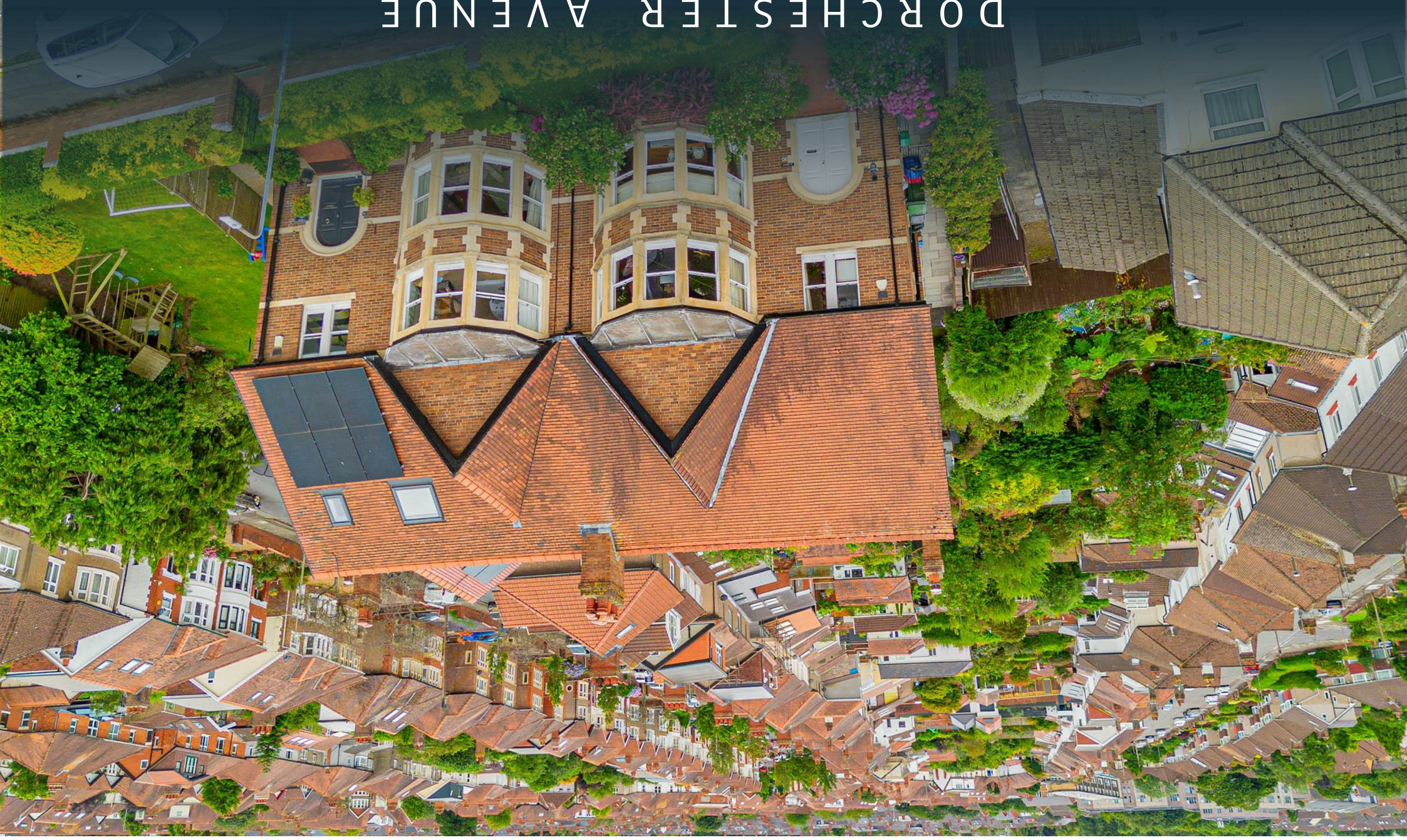
DORCHESTER AVENUE

PENYLAN



CARDIFF'S HOME FOR

STYLISH SALES

& LETTINGS

JeffreyRoss

Dorchester Ave, Penylan, CRF

Main Building: Total Interior Area 2068.49 sq ft

Ground Floor

1st Floor

0 5 10 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

A rare opportunity for a beautiful family home with a fantastic size garden, plus garage

Comments by - Mr Ramzy Bancroft

DORCHESTER AVENUE

PENYLAN, CF23 9BR - OFFERS OVER - £750,000

4 Bedroom(s) | 1 Bathroom(s) | 1937.52 sq ft

* OFFERS OVER £750,000 *

A beautiful and impressive family home for sale, with an exceptional large garden for the area. Located on Dorchester Avenue in Penylan, this charming house is just a short walk to local parks Mill & Waterloo Gardens, as well as shops and restaurants on Wellfield Road and within great school catchment, making it the perfect spot for families. The property offers a bright entrance hall, spacious front lounge, WC, stunning kitchen diner with bi-folding doors, and walk in utility / pantry. Upstairs there are Four great sized bedrooms, WC and family bathroom. The rear bedrooms have an elevated view over Penylan and toward the Bristol channel. The property benefits from a "L shaped" large garden, with patio, raised decked area and generous lawn area. The property also has a single detached garage, which has access from both the garden and the road to side, which offers potential to be converted or developed, subject to planning.
We strongly advise to view this property to see the size, views and quality of this house.

PROPERTY SPECIALIST

Mr Ramzy Bancroft
02920 499680
Ramzy@jeffreyross.co.uk
Branch manager

Hall

WC

Lounge

Family room

Kitchen diner

Utility Room / Pantry

Landing

Main Bedroom

Second bedroom

WC

Family Bathroom

Bedroom

Bedroom

Garden
An exceptional large "L shaped" garden , decked area off the kitchen, good size patio, lawn area with mature trees and plants. The garden has a private and sunny south facing aspect.

Garage
Single detached garage, accessed from the garden and the side road. Subject to planning, there is scope for this to be converted / developed.

School Catchment
Marlborough Primary School (year 2024-25)
Cardiff High School (year 2024-25)

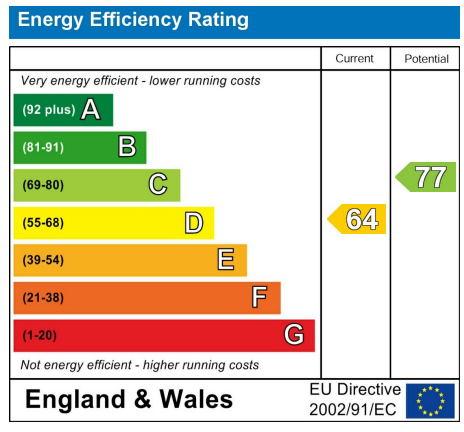
Ysgol Y Berllan Deg (year 2024-25)
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

* Subject to availability *

Council Tax
Band G

Tenure
Freehold, but this is to be confirmed by your solicitor

EARDISLEY
30


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
64
77
England & Wales
EU Directive 2002/91/EC