

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



SOUTHCOURT ROAD
PENYLAN



FRONT

HALL

LOUNGE
4.22m x 4.55m (13'10" x 14'11")

LIVING ROOM
3.76m x 4.19m (12'4" x 13'9")

BREAKFAST ROOM
3.28m x 3.35m (10'9" x 11')

KITCHEN
2.34m x 3.73m (7'8" x 12'3")

CONSERVATORY

LANDING

BEDROOM 1
4.14m x 4.52m (13'7" x 14'10")

BEDROOM 2
3.68m x 4.22m (12'1" x 13'10")

BEDROOM 3
3.28m x 3.15m (10'9" x 10'4")

BATHROOM
2.82m x 2.03m (9'3" x 6'8")

WC
1.80m x 0.81m (5'11" x 2'8")

GARDEN

GARAGE & DRIVE

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 *

TENURE

Freehold, but this is to be confirmed by your solicitor




COUNCIL TAX

Band - G





SOUTHCOURT ROAD PENYLAN, CF23 9DA - £475,000

 3 Bedroom(s)  1 Bathroom(s)  1342.00 sq ft

NEW TO MARKET We are excited to offer for sale this semi detached period house, offering lots of potential. In need of modernisation but boasts original features and charm. The accommodation briefly comprises a good size hall, lounge, dining room, breakfast room, kitchen, conservatory, landing, three double bedrooms and bathroom. outside there is a generous garden, front drive and garage. Located in a quite street, just off Colchester avenue, within a short walk to Waterloo Gardens, Roath park, and local shops, making this a great location for families. Offered with no onward market.



PROPERTY SPECIALIST

Mr Ramzy Bancroft
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Branch manager



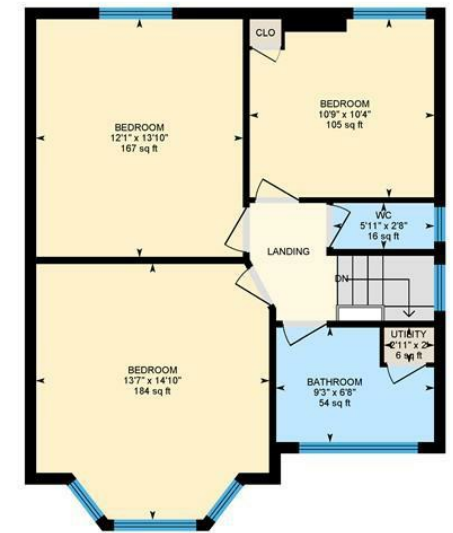


19 Southcourt Rd, Penylan, CRF

Main Building: Total Interior Area: 1342.50 sq ft



Ground Floor



1st Floor



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.



Southcourt Road, Penylan



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		
England & Wales	EU Directive 2002/91/EC	