

Jeffrey Ross

A LETTINGS
STYLISH SALES
CARDIFF'S HOME FOR



WINCHESTER AVENUE
PENYLAN



Winchester Ave, Penylan, CRF

Main Building: Total Interior Area 1643.60 sq ft





A super stylish, spacious and practical family home. plus a sunny garden & Annex to side

Comments by - Mr Ramzy Bancroft



WINCHESTER AVENUE

PENYLAN, CF23 9BT - ASKING PRICE - £670,000



4 Bedroom(s)



2 Bathroom(s)



1677.00 sq ft

We are pleased to offer FOR SALE this super stylish, and renovated period home. Beautifully restored and renovated by the current owners, there is a tasteful blend of old and new. This semi detached property has nearly 1700 sqft of living space, and benefits from a central Entrance hall, living room, open plan family room, and stunning modern kitchen diner with fitted kitchen and lovey doors to the garden. There is also a WC and good size utility rom on the ground floor. Upstairs there are four generous bedrooms, bright landing, sleek contemporary bathroom and wet room. Outside is a lovely south facing garden, with decked area from the house, lower lawn area and rear patio with built in seating and planters

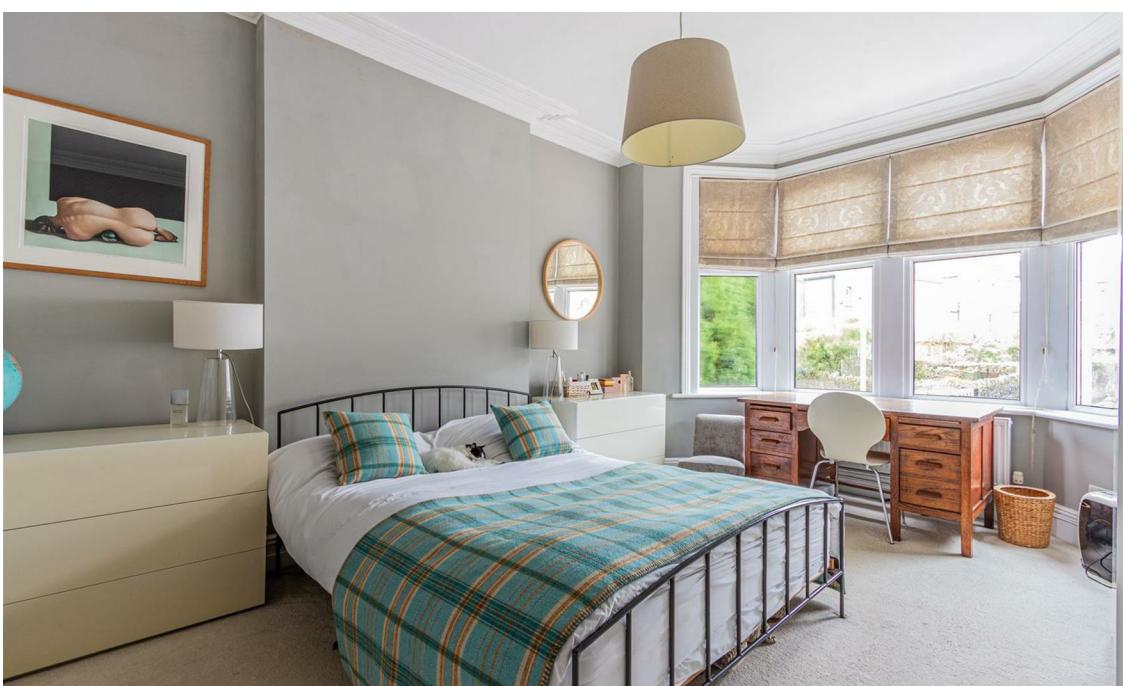
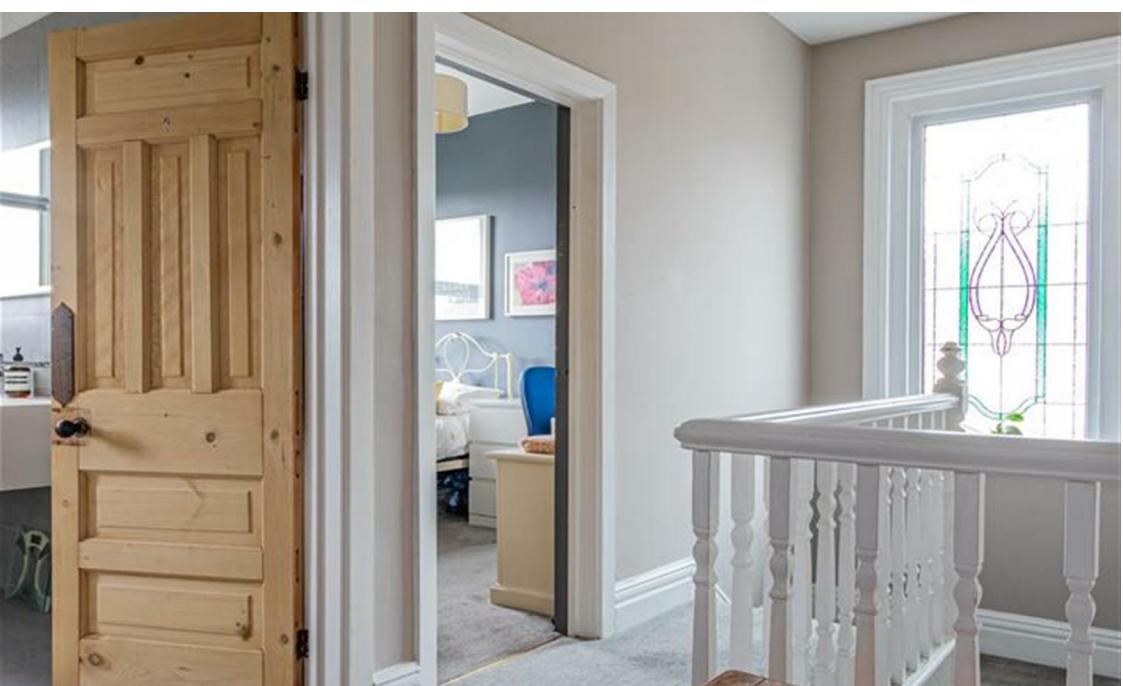
Further benefiting from what easily could be an "Annex" or self contained office/ studio side.

Located just off Penylan road on Winchester Avenue, you are well placed to walk to nearby shops on Wellfield rd & Waterloo Gardens, as well as a choice of parks and local schools.

PROPERTY SPECIALIST

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



**Hall****Living room****Family Room****Kitchen diner****Utility room****WC****Landing****Bedroom 1****Bedroom 2****Bedroom 3****Bedroom 4****Bathroom****Shower / wet room****Garden****Annex**

Currently set up with a kitchen, lounge, bedroom and shower room. This annex has its own entrance from a door to the side of the main property

Tenure

Freehold, but this is to be confirmed by your legal advisor

Council tax

Band -G

School Catchment

Marlborough Primary School (year 2023)
Cardiff High School (year 2023)

Ysgol Y Berllan Deg (year 2023)

Ysgol Gyfun Gymraeg Bro Edern (year 2023)

*To be checked and subject to change



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		



