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CARDIFF

VALE

CAERPHILLY

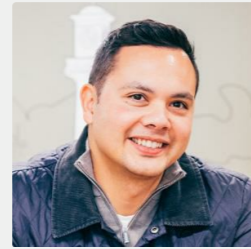
BRISTOL

Hallcourt Avenue

PENYLAN



Comments by Mr Ramzy Bancroft



Property Specialist
Mr Ramzy Bancroft
 Branch manager

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Comments by the Homeowner





Stallcourt Avenue

Penylan, Cardiff, CF23 5AN

Asking Price

£465,000



4 Bedroom(s)



2 Bathroom(s)



1259.00 sq ft



Contact our
Penylan Branch

02920 499680

Set on the ever-popular Stallcourt Avenue, this much-loved family home combines period charm with modern living. The accommodation offers an entrance hall leading to a spacious lounge and a bright open-plan kitchen/diner complete with a handy pantry. Upstairs, you'll find three well-proportioned bedrooms and a stylish shower room, while the top floor boasts a generous fourth bedroom with its own en-suite bathroom. Outside, the property enjoys a sunny enclosed rear garden with lane access, ideal for families and entertaining.

Perfectly positioned just off Waterloo Gardens, with an excellent choice of local shops, coffee houses, and schools on your doorstep, this home is ideally suited to family life.





Hall	Garden
Lounge	Utility & storage
Dining	Tenure Freehold, but this is to be confirmed by your solicitor
Kitchen	Council tax Band - F
Pantry	School catchment Marlborough Primary School (year 2024-25) Cardiff High School (year 2024-25)
Landing	Bedroom 1 Ysgol Y Berllan Deg (year 2024-25) Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)
Bedroom 1	Bedroom 3 * Subject to Availability & change *
Bedroom 3	Bedroom 2
Bedroom 2	Shower room
Shower room	Loft bedroom
Loft bedroom	Ensuite bathroom
Ensuite bathroom	

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

