



Colchester Avenue

4 Bedrooms - Cardiff - CF23 9BN - £550,000 Freehold



Colchester Av



All measurements are approximate and for display purposes only



Virtual Reality & 3D Scaled models of all of our properties for sale. You can even walk around them on our website



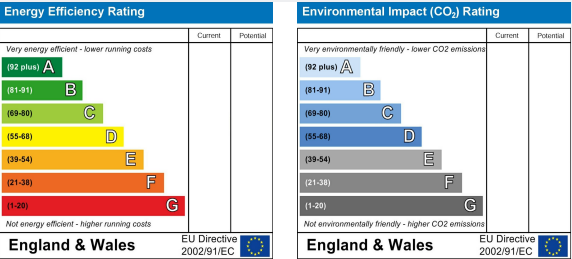
- Pontcanna**
223-225 Cathedral Road
Pontcanna, Cardiff
CF11 9PP
- Roath**
38 Wellfield Road
Roath, Cardiff
CF24 3PB
- Llanishen**
54 Station Road
Llanishen, Cardiff
CF14 5LU
- Cathays**
89 Woodville Road
Cathays, Cardiff
CF24 4DX
- 029 2049 9680
info@jeffreycross.co.uk
www.jeffreycross.co.uk

Jeffrey Ross Ltd. Register in England & Wales. Company No. 0641 1905 VAT No. 944 2898 82

Agency Disclaimer

Property particulars as supplied by JeffreyRoss Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of JeffreyRoss Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Data Protection: We retain the copyright in all advertising material used to market this Property.

JeffreyRoss



find us on



Hall

Lounge

Period fireplace with wood burner, window to front, wood floorboards,

Study / play room

Window to front, original fireplace

WC

Toilet with wash hand basin unit, tiled floor

Kitchen Living space

Fantastic open plan space, lovely fitted kitchen with built in appliances, central kitchen island with breakfast bar, both living and dining space, window to side, space for range cooker, sliding doors and bi-folding doors to garden, 2 roof light windows, door to utility,

Utility Room

Base units, space for utilities

Landing

Carpeted floor, loft access, stained glass window

Bedroom 1

Bay window to front, carpeted floor, 2 x built in double wardrobes

Bedroom 2

Carpeted floor, window to rear, original fireplace

Bedroom 3

Carpeted floor, window to rear

Bedroom 4

Carpeted floor, original fireplace, window to front

Garden

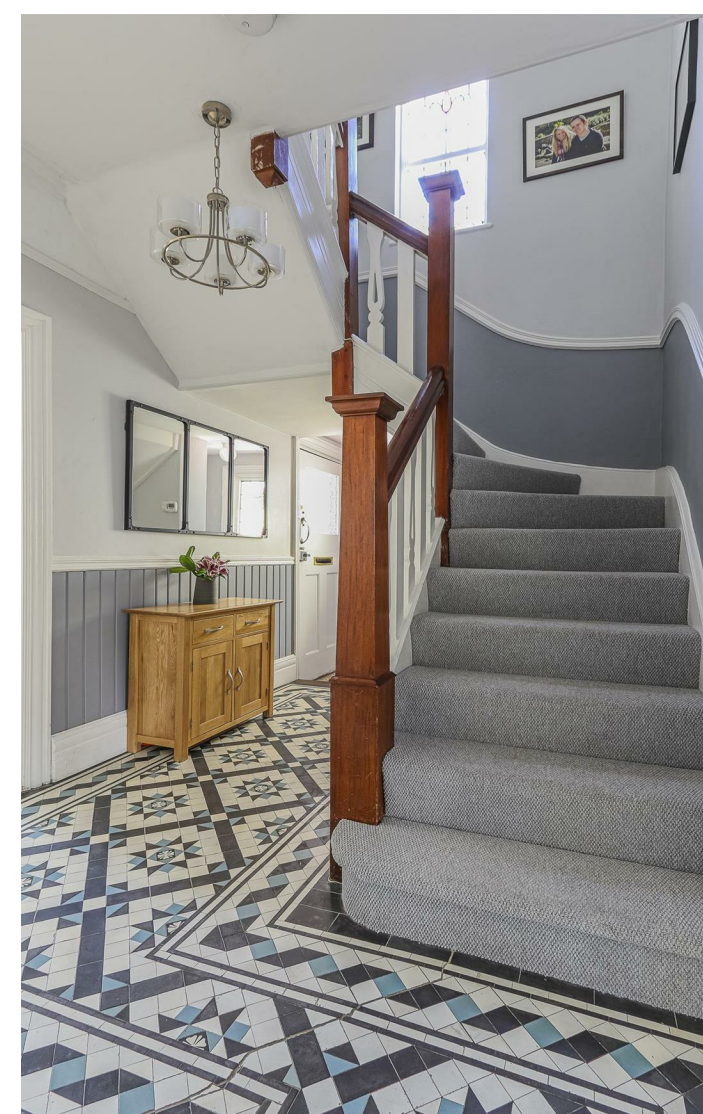
Landscaped rear garden, access to side, patio area with raised lawn. Access to garage

Tenure

Freehold, but this is to be confirmed by your solicitor







A super family home !
We are please to bring to market this extremely well presented and stylish 4 double bedroom family home for sale in the popular PENYLAN area of Cardiff. This semi detached property has been full renovated and offers a lovely blend of original character and modern open plan living. Briefly comprising a period entrance hall with original tiled floor, lounge, study / play room, WC, utility room, and stunning contemporary open plan kitchen living area with both sliding and BI folding doors to the garden. Upstairs there is a bright and spacious landing, 4 great size bedrooms and newly fitted 4 piece bathroom. The property further benefits from a landscaped rear garden and garage. The house boasts great features such as built in appliances, window shutters and original stained glass windows, and has to be viewed to be appreciated.

sq ft

£550,000 - Freehold

