

Jeffrey Ross

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS



COLCHESTER AVENUE
PENYLAN



Colchester Ave, Penylan, CRF

Main Building: Total Interior Area 2240.20 sq ft



Ground Floor



1st Floor



2nd 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.



Detached, recently refurbished four double bedroom family home with garage.

Comments by - Mrs Amanda Trinder



COLCHESTER AVENUE

PENYLAN, CF23 9BP - ASKING PRICE - £750,000



4 Bedroom(s)



3 Bathroom(s)



2240.00 sq ft

Jeffrey Ross are pleased to bring to the market this impressive and extended family home. This rarely available DETACHED property, has been recently refurbished both inside and out. The property benefits from entrance porch, entrance hall, ground floor shower room, store room, lounge, dining room, and open plan kitchen / diner / day room with bi-fold doors. To the first floor there are three double bedrooms and a family bathroom. The loft has been converted to a master suite with French doors, en-suite and fitted wardrobes / storage. Outside there is a large decked rear garden with side access and garage.

*** Chain Free ***

See below JR VR Tour

https://youriguide.com/26_colchester_ave_penylan_crf_gb

PROPERTY SPECIALIST

Mrs Amanda Trinder
amanda@jeffreyross.co.uk
Senior valuer





Entrance Hall

Ground Floor Shower Room
1.96m x 1.68m (6'5 x 5'6)

Lounge
4.60m x 4.65m (15'1 x 15'3)

Dining Room
3.73m x 4.27m (12'3 x 14')

Open Plan Kitchen / Diner / Day Room
7.47m x 14.35m (24'6 x 47'1)

Store Room
2.72m x 1.40m (8'11 x 4'7)

Landing

Bedroom One
4.57m x 4.55m (15' x 14'11)

Bedroom Two
3.56m x 4.27m (11'8 x 14')

Bedroom Three
2.82m x 3.18m (9'3 x 10'5)

Bathroom
1.63m x 2.57m (5'4 x 8'5)

Master Suite
5.31m 8.99m (17'5 29'6)

En-Suite
1.80m x 3.84m (5'11 x 12'7)

Garden

Tenure
Freehold - This is to be confirmed with your legal representative

School Catchment
Marlborough Primary School (year 2022-23)
Cardiff High School (year 2022-23)

Ysgol Y Berllan Deg (year 2022-23)
Ysgol Gyfun Gymraeg Bro Edern (year 2022-23)
* Subject to availability *

Council Tax
Band G

Additional information



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 





