



STALLCOURT AVENUE  
PENYLAN









# STALLCOURT AVENUE

PENYLAN, CF23 5AL - £500,000



3 bedroom(s)



1 bedroom(s)



1333.00 SQ FT

**\*\* GUIDE PRICE £500,000 - £525,000 \*\***

Located in the very popular "Waterloo Gardens" area of Cardiff, is this beautifully presented and extended period family home for sale. Boasting so many stunning features such as stained glass, stripped floors and sash windows, mixed with fantastic new additions like wood burner, bi-folding doors and fully fitted kitchen. Offering a bright traditional entrance hall, ground floor toilet, front lounge with window shutters, and to the rear is the fantastic open plan kitchen living space with both room for a dining table and cosy seating area with wood burner. There is also a good size utility / pantry room, bi-folding doors and roof skylight windows. Upstairs offers three bedrooms, bathroom, and stairs leading to the handy loft room currently used as a study and storage. Outside there is a patio seating area directly off the kitchen diner, a lawn with mature plants and flowers. Located on Stallcourt Avenue, you are surrounded by a choice of parks and shops, as well as within highly popular school catchment such as Malborough Primary, making this a great family home.

## PROPERTY SPECIALIST

**Mr Ramzy Bancroft**

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Branch manager























HALL

WC

LOUNGE

OPEN PLAN KITCHEN DINER

UTILITY ROOM

LANDING

FRONT BEDROOM

REAR BEDROOM

BEDROOM 3

LOFT ROOM

accessed via stairs from landing, currently used as a study area and storage

BATHROOM

GARDEN

TENURE

freehold, but this is to be confirmed by your solicitor

COUNCIL TAX

band f

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 change & availability \*

















An extended and lovely presented period family home with a lovely open plan kitchen living room, utility in GF toilet, plus 3 beds and a handy loft room.

Comments by - Mr Ramzy Bancroft



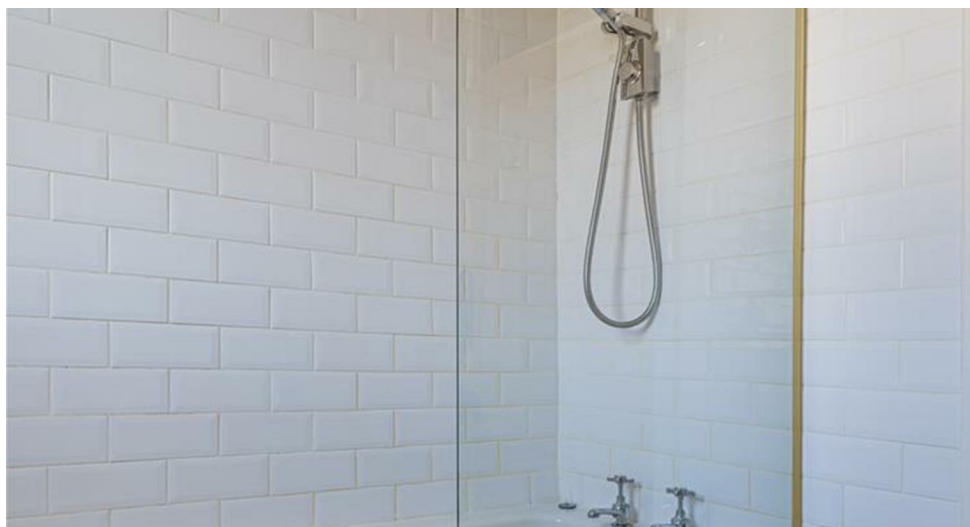






### Energy Efficiency Rating

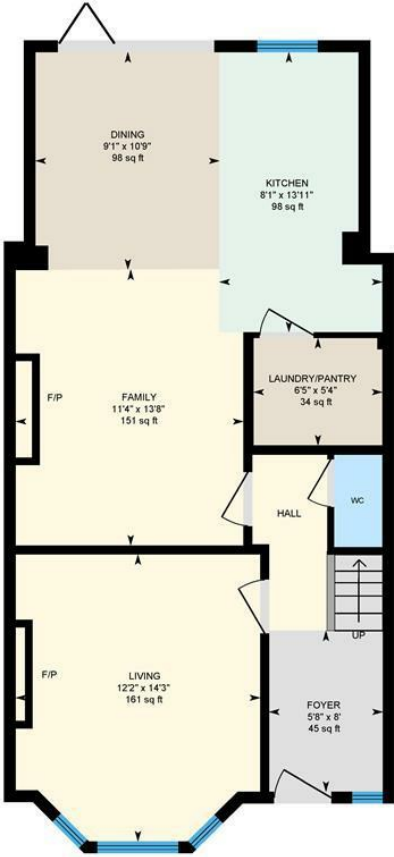
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



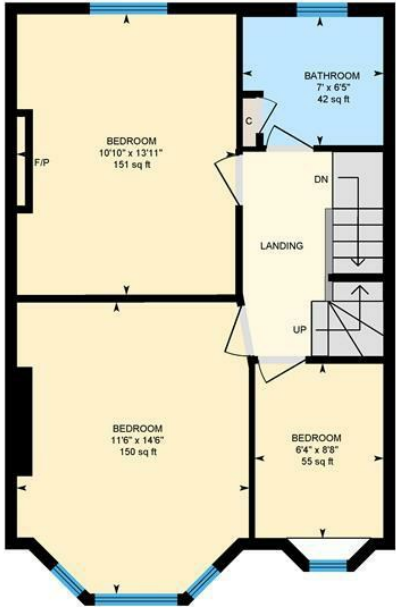


# Stallcourt Ave, Penylan, CRF

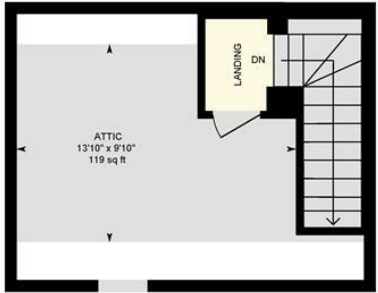
Main Building: Total Interior Area 1332.98 sq ft



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.





CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss