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CARDIFF

VALE

CAERPHILLY

BRISTOL



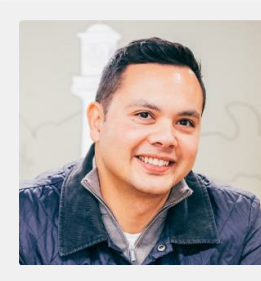
*Dorchester Avenue*

PENYLAN





Comments by Mr Ramzy Bancroft

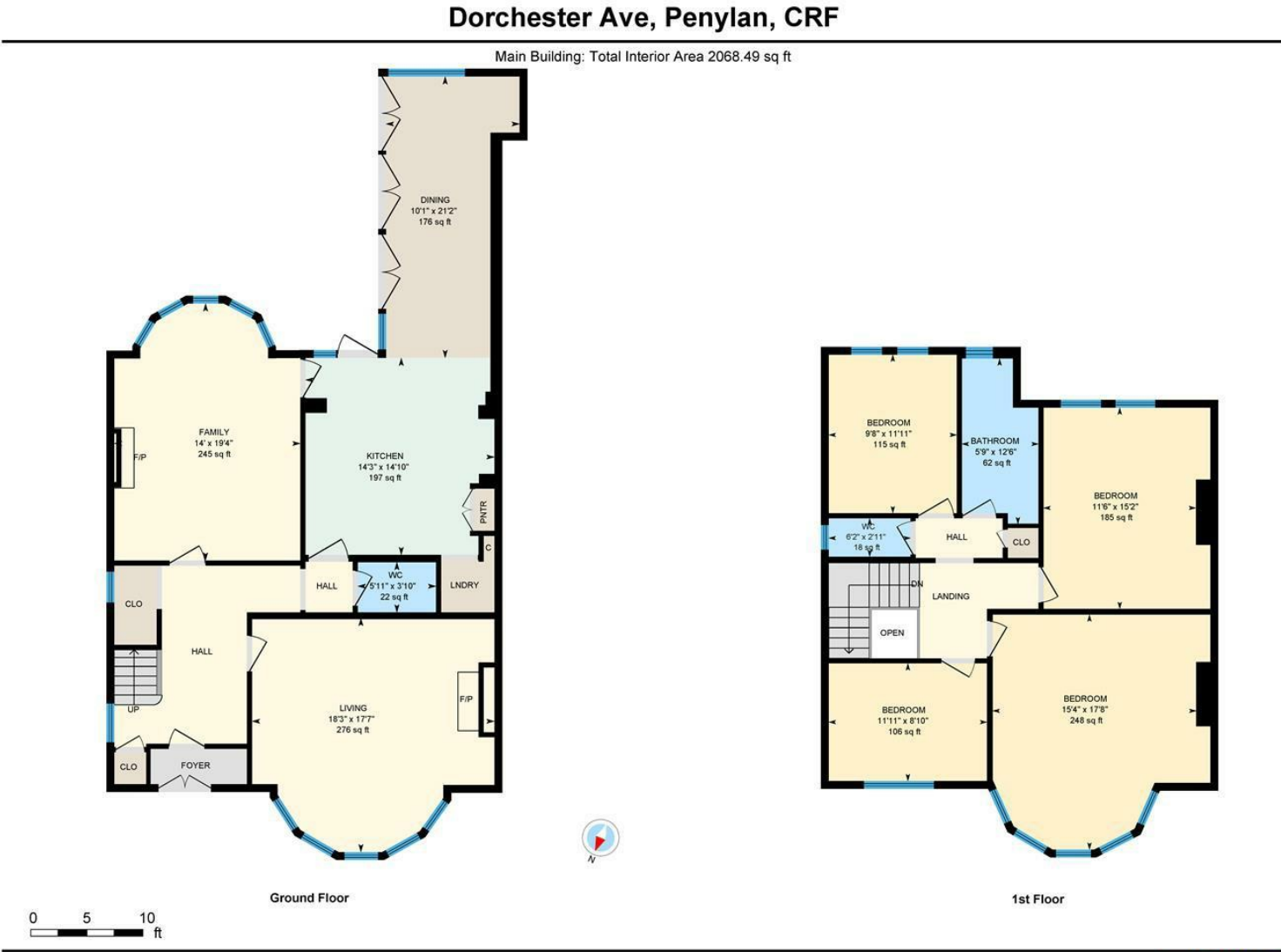


**Property Specialist**  
**Mr Ramzy Bancroft**  
Branch manager

Ramzy@jeffreycross.co.uk

A rare opportunity for a beautiful family home with a fantastic size garden, plus garage

Comments by the Homeowner







# Dorchester Avenue

Penylan, Penylan, CF23 9BR

Offers Over

£750,000



4 Bedroom(s)



1 Bathroom(s)



1937.52 sq ft



Contact our  
*Penylan Branch*  
02920 499680

\* OFFERS OVER £750,000 \*

A beautiful and impressive family home for sale, with an exceptional large garden for the area. Located on Dorchester Avenue in Penylan, this charming house is just a short walk to local parks Mill & Waterloo Gardens, as well as shops and restaurants on Wellfield Road and within great school catchment, making it the perfect spot for families. The property offers a bright entrance hall, spacious front lounge, WC, stunning kitchen diner with bi-folding doors, and walk in utility / pantry. Upstairs there are Four great sized bedrooms, WC and family bathroom. The rear bedrooms have an elevated view over Penylan and toward the Bristol channel. The property benefits from a "L shaped" large garden, with patio, raised decked area and generous lawn area. The property also has a single detached garage, which has access from both the garden and the road to side, which offers potential to be converted or developed, subject to planning. We strongly advise to view this property to see the size, views and quality of this house.



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|                       |                                                                                                                                                                                        |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hall                  | Bedroom                                                                                                                                                                                |
| WC                    | Garden                                                                                                                                                                                 |
| Lounge                | An exceptional large "L shaped" garden , decked area off the kitchen, good size patio, lawn area with mature trees and plants. The garden has a private and sunny south facing aspect. |
| Family room           | Garage                                                                                                                                                                                 |
| Kitchen diner         | Single detached garage, accessed from the garden and the side road. Subject to planning, there is scope for this to be converted / developed.                                          |
| Utility Room / Pantry | School Catchment                                                                                                                                                                       |
|                       | Marlborough Primary School (year 2024-25)<br>Cardiff High School (year 2024-25)                                                                                                        |
| Landing               | Ysgol Y Berllan Deg (year 2024-25)<br>Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)                                                                                                     |
| Main Bedroom          | * Subject to availability *                                                                                                                                                            |
| Second bedroom        | Council Tax                                                                                                                                                                            |
| WC                    | Band G                                                                                                                                                                                 |
| Family Bathroom       | Tenure                                                                                                                                                                                 |
| Bedroom               | Freehold, but this is to be confirmed by your solicitor                                                                                                                                |

















| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         | 77                         |
| (55-68) D                                   | 64      |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

