



**Colchester Avenue, Penylan Cardiff CF23 9AY**

**welcome to**

## **Colchester Avenue, Penylan Cardiff**

Offered with no chain is this lovely home which is situated in the sought after location of Penylan. With supermarkets, cafes and shops on your doorstep, this is the perfect location for first time buyers, buy to let investors and downsizers. The property also benefits from garage and driveway.

### **Ground Floor**

#### **Entrance**

Via a double glazed front door into:

#### **Hallway**

Stairs rising to first floor, radiator and access to:

#### **Lounge**

18' x 15' ( 5.49m x 4.57m )

Double glazed window to front aspect, two radiators and double glazed French doors providing access to rear garden.

#### **Kitchen**

9' 11" x 7' 4" ( 3.02m x 2.24m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for gas cooker, washing machine and fridge/freezer, double glazed window to rear aspect and double glazed door to rear.

### **First Floor**

#### **Landing**

Loft hatch, built in airing cupboard housing combi boiler and doors providing access to:

#### **Bedroom One**

10' 10" x 9' 11" ( 3.30m x 3.02m )

Double glazed window to front aspect, radiator, fitted wardrobe and vanity units.

#### **Bedroom Two**

10' 10" x 7' 11" ( 3.30m x 2.41m )

Double glazed window to rear aspect, radiator, fitted 'L' shaped wardrobes and fitted bedside tables.

#### **Bedroom Three**

7' 5" x 6' 9" ( 2.26m x 2.06m )

Double glazed window to front aspect and radiator.

#### **Shower Room**

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, tiled walls, heated towel rail, vinyl flooring and double glazed window to rear aspect.

### **Outside**

#### **Front Garden**

Area laid to lawn and footpath leading to entrance.

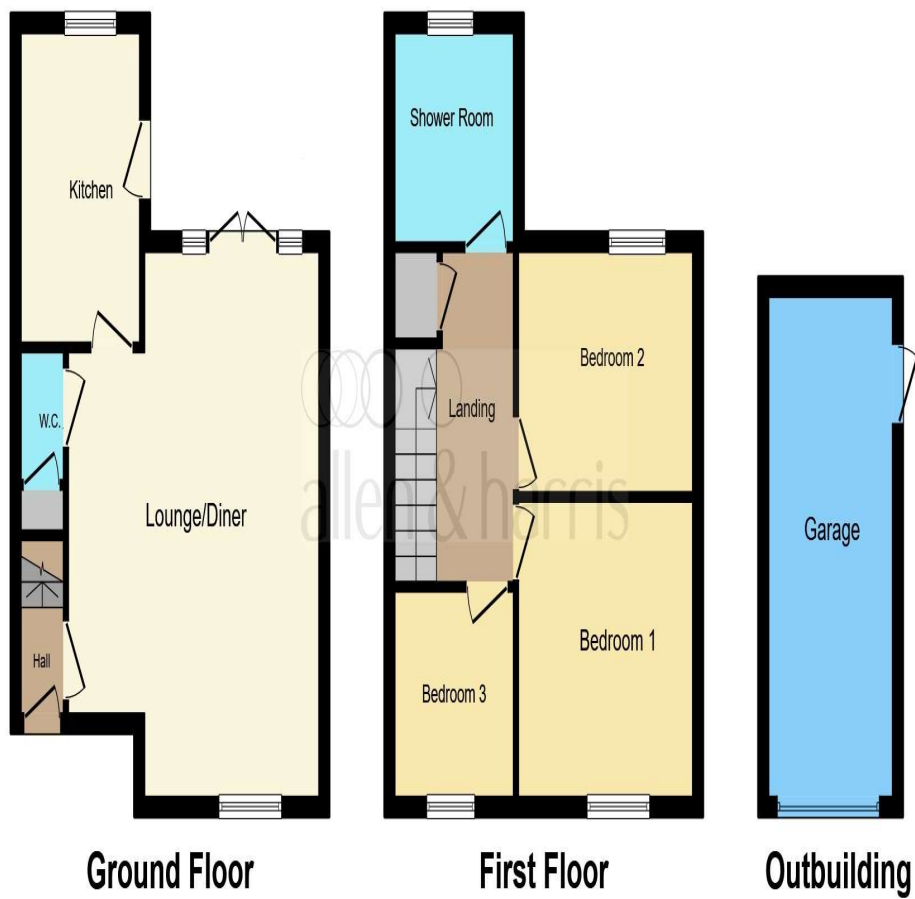
#### **Rear Garden**

A two tiered garden with patio area, planted beds, gated side access and driveway (access from Howardian Close) providing off street parking.

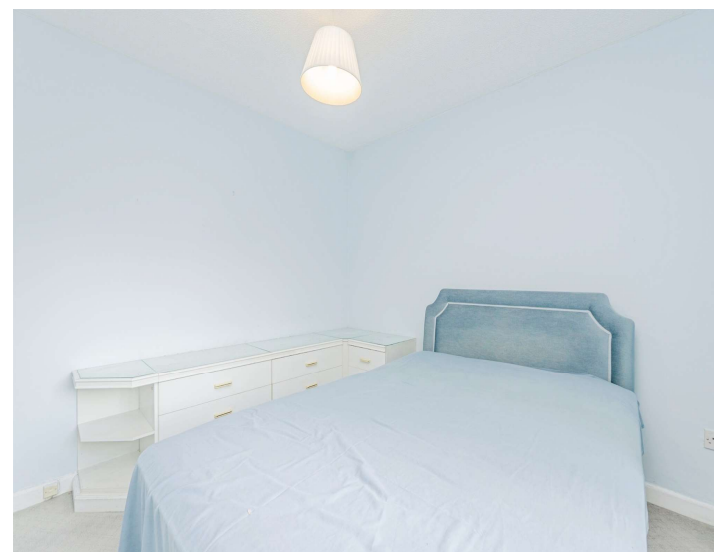
#### **Semi Detached Garage**

16' 5" x 7' 10" ( 5.00m x 2.39m )

With up and over door and pitched roof.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





**welcome to**  
**Colchester Avenue,**  
**Penylan Cardiff**

- Semi Detached Home
- Three Bedrooms
- Downstairs WC
- First Floor Shower Room
- Front and Rear Gardens
- Off Street Parking
- Semi Detached Garage
- Sought after location

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

offers in excess of

**£260,000**



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Property Ref:  
ROA114110 - 0006

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