

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

**welcome to**

## **Colchester Avenue, Penylan Cardiff**

Offered with no chain is this lovely family home, with original features, set in this sought after location of Penylan. The property is within walking distance of local shops, schools, bus routes and Waterloo Gardens. An ideal family home which deserves internal inspection. Viewing Recommended!

### **Ground Floor**

#### **Entrance**

Via wooden obscured glazed doors into:

#### **Porch**

Original tiled flooring and walls and access via a wooden obscured glazed door with obscured glazed decorative insert giving access into:

#### **Hallway**

Stairs rising to first floor, obscured decorative window to front aspect, telephone point, radiator, wood block flooring, under stairs storage space and access to:

#### **Lounge**

16' 6" into recess x 14' 5" into bay ( 5.03m into recess x 4.39m into bay )

Double glazed bay window to front aspect with upper part in decorative panel glazing, radiator, picture rail and fireplace.

#### **Dining Room**

13' 9" x 13' 3" into recess ( 4.19m x 4.04m into recess )

Doors with decorative panel glazing providing access to lean to, feature tiled fireplace and hearth, beamed ceiling, radiator and powerpoints.

#### **Kitchen**

11' 5" Max x 10' 3" ( 3.48m Max x 3.12m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit with mixer tap over, space for Range cooker, original tiled flooring, powerpoints, door to walk in pantry and window facing lean to.

#### **Lean To**

Two double glazed doors providing access to rear garden, original tiled flooring, storage cupboard and WC with door providing access to:

#### **Utility Room**

7' 6" x 6' 2" ( 2.29m x 1.88m )

Stainless steel sink and drainer unit, space for washing machine, powerpoints, radiator and double glazed window to rear aspect.

### **First Floor**

#### **Landing**

Coved ceiling, picture rail and doors providing access to:

#### **Bedroom One**

14' 3" into recess x 13' 9" into bay ( 4.34m into recess x 4.19m into bay )

Double glazed bay window to front aspect with upper part in decorative leaded lights, tiled fireplace, radiator, powerpoints, picture rail and coved ceiling.

#### **Bedroom Two**

14' 3" into recess x 13' 10" ( 4.34m into recess x 4.22m )

Two double glazed windows to rear aspect, radiator, powerpoints, picture rail, tiled fireplace, radiator and coved ceiling.

#### **Bedroom Three**

10' 4" x 8' 4" ( 3.15m x 2.54m )

Two double glazed sash windows to front aspect with decorative leaded lights in upper part, coved ceiling, radiator and powerpoints.

#### **Bathroom**

Fitted with a four piece suite comprising panelled bath, tiled shower cubicle, pedestal wash hand basin, WC, radiator, tiled flooring, spotlights inset to ceiling and two obscure sash windows to rear aspect.

### **Outside**

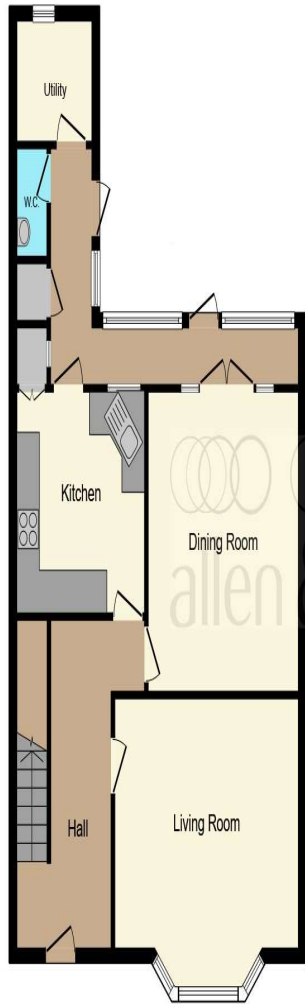
#### **Front Forecourt**

Enclosed by brick bound wall, gate providing access, paved forecourt area with borders of flowers and shrubs.

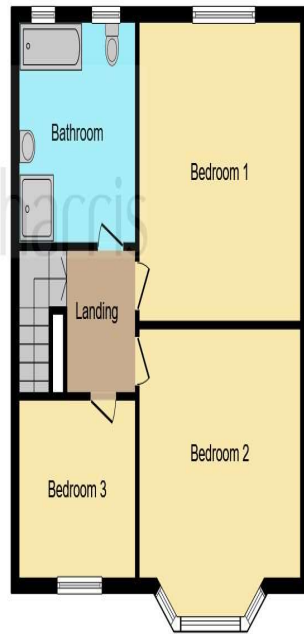
#### **Rear Garden**

Enclosed by brick bound wall, area laid to lawn and paved area. Mature trees and shrubs and access to a detached garage.

### **Detached Garage**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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

- Traditional Double Bay Fronted Mid Terraced Home
- Three Bedrooms
- Lounge and Dining Room
- Fitted Kitchen
- Lean To and Utility Room
- First Floor Bathroom
- Front Forecourt and Rear Garden

Tenure: Freehold EPC Rating: Awaited

offers in excess of

**£500,000**



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Property Ref:  
ROA113102 - 0003

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