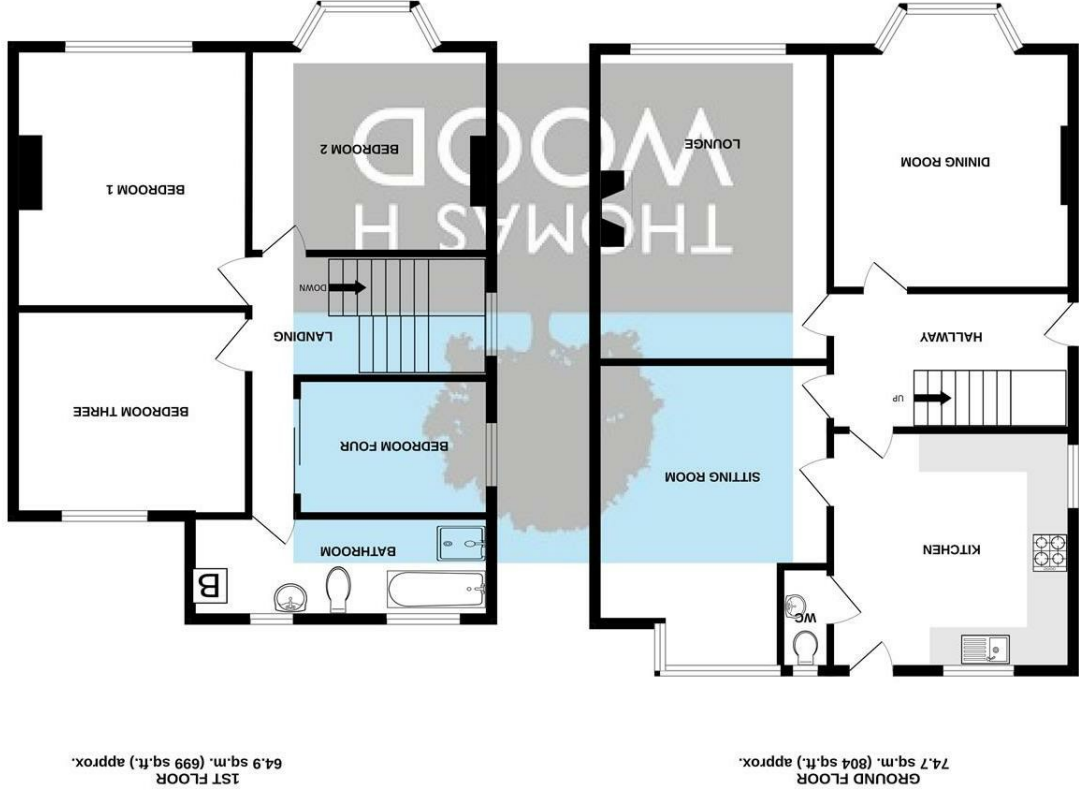


Map data ©2024

Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficacy can be given.

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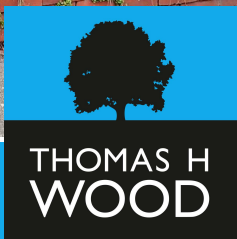


Energy Efficiency Rating	
Current	Potential
69	82

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

EU Directive 2002/91/EC  
 England & Wales



25 Winchester Avenue,  
Penylan, Cardiff  
CF23 9BT

£585,000  
House - Semi-Detached  
4 Bedrooms

Tenure - Freehold

Floor Area - 1503.00 sq ft

Current EPC Rating - C69

Potential EPC Rating - B82

A wonderful opportunity to purchase this substantial, four bedroom family home, ideally located on Winchester Avenue. The property has some delightful original features, boasts three generous reception rooms and has recently benefited from a new Worcester combination boiler. The property is well positioned on this popular tree lined road in Penylan and is close to the excellent local amenities, parks, transport links and the highly regarded schools. The property briefly comprises; spacious entrance hallway with storage, three excellent reception rooms, kitchen and WC. To the first floor, there are four bedrooms and a family, four piece bathroom. To the outside there are well kept front and rear gardens and a double garage with electric roller shutter. This superb property is offered for sale for the first time in nearly 25 years and viewings are highly recommended.

#### ENTRANCE

Via glazed, hardwood door to entrance hallway. With timber floors, papered walls with picture rail, smooth ceiling with ornate coving, radiator with TRV and doors to all rooms. Useful under stairs storage.

#### LOUNGE

3.64m x 4.96m (11'11" x 16'3")

Overlooking the front aspect of the property with original wooden floors, painted walls with picture rail, papered ceiling with ornate coving UPVC window and radiator with TRV. Feature fireplace with tiled hearth and wooden surround.

#### DINING ROOM

3.76m x 3.91m (12'4" x 12'9")

(into bay) Overlooking the front aspect of the property with original wooden floors, painted and papered walls with picture rail, smooth ceiling with ornate coving, UPVC bay window and radiator with TRV.

#### KITCHEN

3.86m x 3.72m (12'7" x 12'2")

A range of wall and base units and contrasting work surfaces over. 1 1/2 bowl sink with chrome mixer tap, four ring gas hob with double electric oven under and space for fridge/freezer. Tiled floors and tiled splash backs, UPVC windows to side and rear and UPVC door to patio and rear garden.

#### W.C.

071m x 1.65m (23'2" x 5'4")

Low level WC, wall mounted wash hand basin, radiator panel and single glazed window to rear.

#### SITTING ROOM

3.64m x 4.66m (11'11" x 15'3")

Overlooking the rear aspect of the property with linoleum floor, papered walls with picture rail, papered ceiling, deep UPVC bay window and radiator with TRV.

#### LANDING

A bright and spacious landing with large UPVC window to side aspect. Original wooden floors and doors to all rooms. Loft hatch access.

#### BEDROOM ONE

3.70m x 4.40m (12'1" x 14'5")

Overlooking the front aspect of the property with original wooden floors, painted walls with picture rail, papered ceiling with ornate coving UPVC window and radiator with TRV.

#### BEDROOM TWO

3.71m x 3.84m (12'2" x 12'7")

(into bay) Overlooking the front aspect of the property with original wooden floors, painted walls with picture rail, papered ceiling with ornate coving, UPVC bay window and radiator with TRV

#### BEDROOM THREE

3.69m x 3.61m (12'1" x 11'10")

Overlooking the rear aspect of the property with timber floors, papered walls with picture rail, smooth ceiling, UPVC window and radiator with TRV.

#### BEDROOM FOUR

2.74m x 5.15m (8'11" x 16'10")

Overlooking the side aspect, with original wooden floors, painted walls, papered ceiling, UPVC window and radiator with TRV.

#### BATHROOM

4.59m x 1.64m (15'0" x 5'4")

A four piece bathroom with shower cubicle, panelled bath, low level WC, and pedestal wash hand basin. New, Worcester combination boiler and space and plumbing for washing machine and tumble dryer. UPVC windows to rear and towel radiator.

#### OUTSIDE

##### FRONT

On road parking to the front. Laid lawn and paved raceway to front door. Gate to rear garden.

##### REAR

Patio area, leading to laid lawn, double garage with roller shutter. Access via rear lane and secure door to garden. Block built perimeters and gate to front.

#### TENURE

This property is understood to be Freehold. This will be verified with the purchaser's solicitor.

#### COUNCIL TAX

Band G



