



 4  1  3

**25 Winchester Avenue, Penylan, Cardiff, CF23 9BT**

**£585,000**

 black

02920 462246  
albanyroad@peteralan.co.uk



A large four double bedroom semi-detached house, built circa 1925, the front inset with a two-storey splayed bay, all beneath a hipped roof of Rosemary tiles.

This substantial traditional home, occupies a truly delightful position, fronting a quiet and select tree lined private residential road, away from busy passing traffic, yet well placed within walking distance to both Roath park Recreational Fields and Wellfield Road. Also within a short driving distance is an exit off Llanedeyrn Road, onto Eastern Avenue (A 48), enabling fast travel to Cardiff City Centre and the M4.

The property includes gas heating with panel radiators, and a new Worcester boiler, installed in 2024, and under a five-year warranty.

Further features include cornice ceilings, picture rails, exposed pine floors, and a wide returning original staircase with half landing and main landing. The house also benefits a very large open void roof space, which would allow for a super-sized loft conversion if required, subject to the required planning applications and building regulation approvals. The generous well-designed living space comprises a large entrance reception hall, a lounge (16'2 x 12'0), a formal dining room with a wide bay window, a separate sitting room, a kitchen and breakfast room, and a downstairs cloak room.

The first floor comprises four good sized bedrooms, and a white family spacious bathroom. Outside there is a good-sized rear garden, and a double garage (15'7 x 15'0).

### **Entrance Reception Hall**

12' 3" x 7' ( 3.73m x 2.13m )

Approached via a part panelled front entrance door inset with sealed double glazed coloured leaded glass upper light windows opening in to a main hallway with exposed wood flooring, high cornice ceiling, picture rail, and a wide returning staircase with half landing and an under stair recess cloaks hanging space. Double radiator.

### **Front Dining Room**

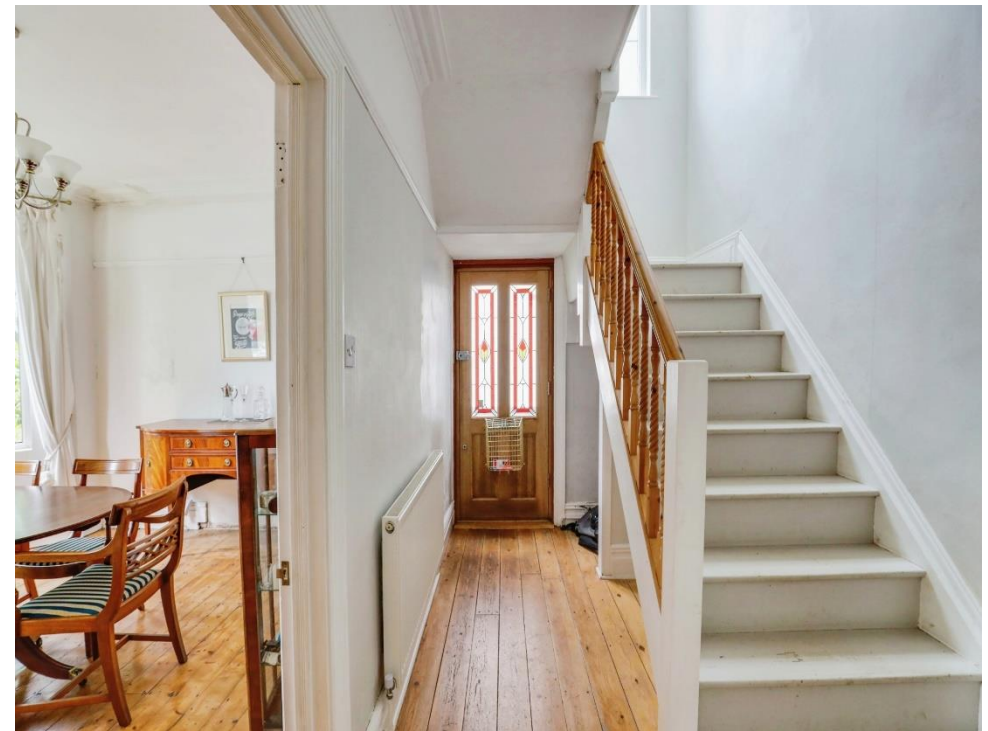
12' 7" x 12' 3" ( 3.84m x 3.73m ) Approached via a pine panel door inset with clear glass upper light windows, a formal dining room inset with a wide splayed bay with replacement PVC double glazed windows with outlooks on to the quiet tree lined frontage road, exposed pine flooring, moulded skirting boards, high cornice ceiling, picture rail, two radiators.

### **Lounge**

16' 2" x 12' ( 4.93m x 3.66m ) Approached from the entrance hall via a pine panel door inset with clear glass upper light windows, leading in to a sizeable main lounge with exposed stripped pine flooring, fireplace with tiled surround and hearth, high cornice ceiling, picture rail, double radiator, white PVC double glazed replacement window with outlooks on to the quiet tree lined frontage road.

### **Sitting Room**

14' 4" x 12' ( 4.37m x 3.66m ) Approached independently by a multi pane panel door from the kitchen and breakfast room, leading in to a useful third reception room, with a high cornice ceiling, picture rail, double radiator, and a wide and deep square bay with white PVC double glazed clear glass replacement windows with outlooks on to the enclosed rear gardens





## **Kitchen And Breakfast Room**

**Bedroom Two** (12' 9" x 12' 8" (3.91m x 3.86m) Fitted along three sides with a full range of panel fronted floor and eye level units with characteristic handles and laminate patterned worktops, incorporating a sink unit with chrome mixer taps, vegetable cleaner and drainer, integrated four ring gas hob beneath a concealed extractor hood, integrated Belling electric oven and separate grill, integrated dishwasher, matching eye level units including display cabinets, space for the housing of an upright fridge freezer, tiled flooring throughout, white PVC double glazed window with a side garden aspect, integrated wine rack, clear glass PVC double glazed window to rear with outlooks on to the good size rear gardens, further white PVC double glazed outer door opening on to the rear gardens, double radiator, access to....

## **Downstairs Cloakroom**

White suite comprising slim line W.C., mounted wash hand basin, shaver point, continuous tiled flooring, radiator, window to rear.

## **First Floor Landing**

Approached via a wide returning spindle balustrade staircase with two half landings, leading to a spindle balustrade main landing, large sealed double glazed window to side, high ceiling with picture rail, access to roof space.

## **Bedroom One**

14' 5" x 12' 1" (4.39m x 3.68m) Approached from the landing via a pine panel door, a good size double bedroom with exposed pine flooring, clear glass PVC double glazed replacement window with outlooks on to the quiet tree lined frontage road, two wide alcoves, cornice ceiling, picture rail, double radiator.

## **Bedroom Two**

12' x 11' 9" (3.66m x 3.58m) Approached from the landing via a pine panel door leading to a further double size bedroom with exposed stripped pine flooring, clear glass PVC double glazed replacement window with a rear garden outlook, double radiator, high ceiling with picture rail.



### Bedroom Three

12' 8" x 12' 2" ( 3.86m x 3.71m ) A further double size bedroom approached from the first floor landing via a pine panel traditional style door, wide splayed bay with replacement PVC double glazed windows with outlooks on to the quiet tree lined frontage road, high cornice ceiling, picture rail, double radiator.

### Bedroom Four

8' 9" x 7' ( 2.67m x 2.13m ) A good size fourth bedroom, high ceiling, radiator, PVC double glazed clear glass replacement window to side.

### Family Bathroom

15' 1" x 5' 5" ( 4.60m x 1.65m ) White suite with walls part ceramic tiled comprising panel bath with chrome mixer taps and chrome mixer shower fitment, W.C., shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, separate ceramic tiled shower cubicle with chrome shower unit, vertical radiator, three PVC double glazed patterned glass windows to rear, newly installed wall mounted Worcester combi gas central heating boiler, space with plumbing for a washing machine, space for the housing of a tumble dryer, approached from the landing via a pine traditional style panel door.

### Outside Front Garden

Level and laid to lawn, side entrance path screened to one side partly by mature laurel hedgerow and leading to the entrance hall main front door. Access to rear garden.

**Rear Garden** Chiefly laid to lawn beyond a wide paved sun patio, partly tree lined, housing a useful garden shed with access to a large garage with rear lane access.

**Garage** 15' 7" x 15' ( 4.75m x 4.57m ) Approached via a fob operated electronically controlled double roller door leading to a substantial garage brick and block constructed with electric power and light, modern roof, courtesy door leading in to the rear garden, modern separate consumer unit/distribution electric box, patterned glass window to rear.

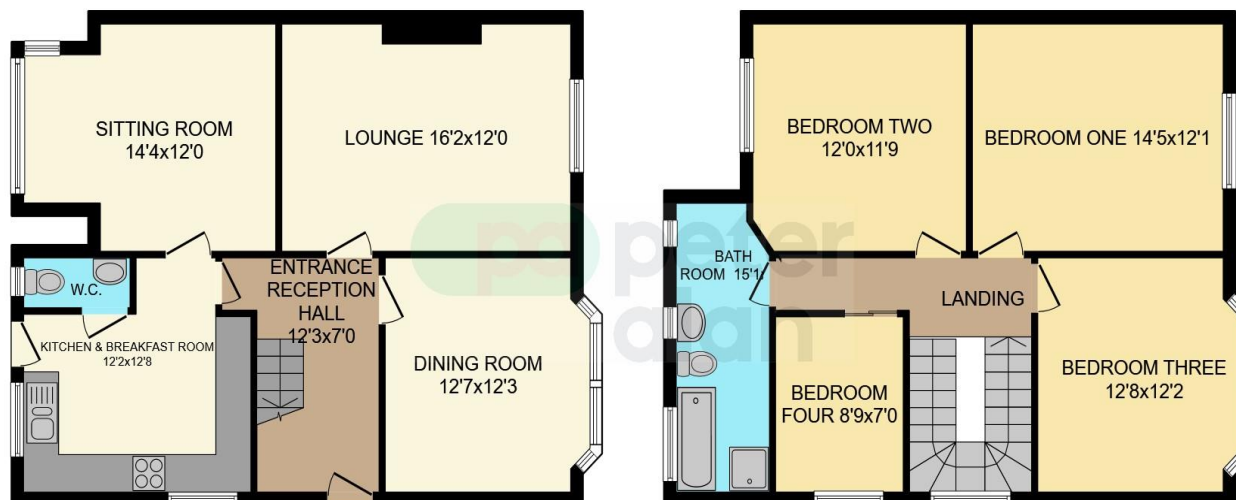






02920 462246

albanyroad@peteralan.co.uk



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)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

