



MELROSE AVENUE


PENYLAN







MELROSE AVENUE

PENYLAN, CF23 9AT - £480,000

 3 bedroom(s)

 1 bathroom(s)

 1406.00 sq ft

*** Guide Price £480,000 - £490,000 *** Jeffrey Ross are proud to bring to the market this impressive and extended family home in the popular area of Penylan. The property has been beautifully presented by the current owner and benefits an open plan kitchen, dining and family space. Bay fronted living room, Utility room and downstairs WC. To the first floor are three good size bedrooms and family bathroom. To the rear is a well maintained family garden with gated lane access for residence. The property is set over approx 1,406 SQFT and offers potential in the loft space as well as side access which has been enclosed and currently used as storage. Take a closer look at our interactive Virtual Tour to appreciate the space and standard.


PROPERTY SPECIALIST

Mr Ramzy Bancroft
Ramzy@jeffreyross.co.uk
02920 499680
Branch manager







Energy Efficiency Rating		
	Current	Potential
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		
England & Wales	EU Directive 2002/91/EC 	





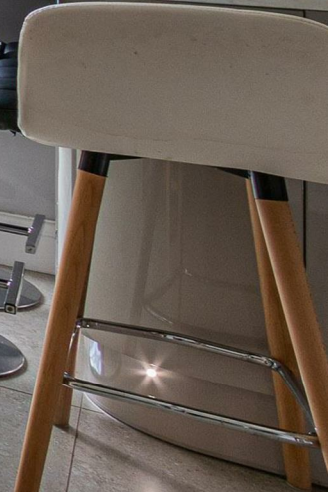
BE A LEVELLY













**ENTRANCE HALLWAY**

Original parquet flooring.

BAY FRONTED LIVING ROOM

4.04m x 4.60m (13'3 x 15'1)

DINING AREA

3.33m x 4.32m (10'11 x 14'2)

KITCHEN AREA

3.12m x 4.85m (10'3 x 15'11)

SITTING ROOM

3.10m x 4.11m (10'2 x 13'6)

UTILITY ROOM

2.82m x 2.49m (9'3 x 8'2)

DOWNSTAIRS WC**TO THE FIRST FLOOR****MASTER BEDROOM**

3.05m x 4.60m (10' x 15'1)

BEDROOM TWO

3.68m x 4.34m (12'1 x 14'3)

BATHROOM

2.64m x 2.64m (8'8 x 8'8)

BEDROOM THREE

2.31m x 2.59m (7'7 x 8'6)

GARDEN

Good size family garden patio area and lane access.

TENURE

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

COUNCIL TAX

Band - F

SCHOOL CATCHMENT

My English medium primary catchment area is Marlborough Primary School (year 2022-23)

My English medium secondary catchment area is Cardiff High School (year 2022-23)

My Welsh medium primary catchment area is



Ysgol Y Berllan Deg (year 2022-23)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Ederm (year 2022-23)

ADDITIONAL INFORMATION

Side access which has been enclosed to create an additional storage area.

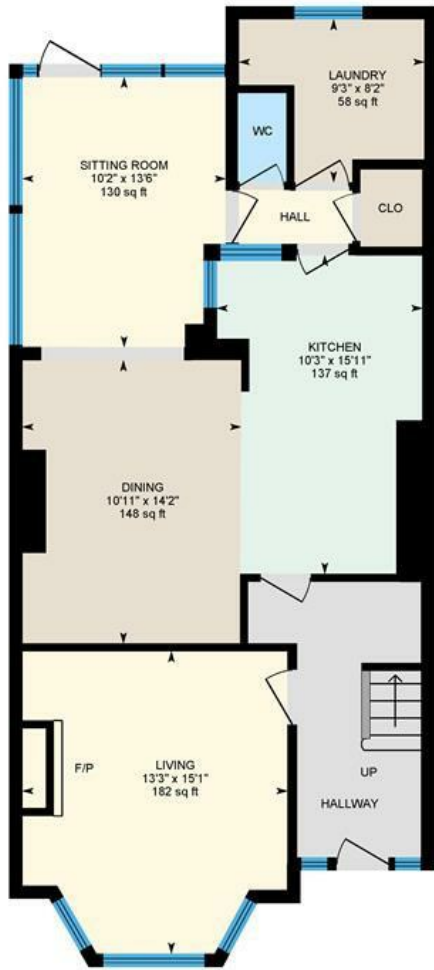


Stylish and extended family home in the sought after area of Penylan, this is 'move in ready' and still offers potential in the loft.

Comments by Mr Ramzy Bancroft

75 Melrose Ave, Penylan, CRF

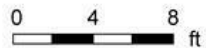
Main Building: Total Interior Area: 1405.75 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

www.jeffreyross.co.uk

Jeffrey Ross