STYLISH SALES & LETTINGS



WINCHESTER AVENUE
PENYLAN

JeffreyRoss



HALL

LIVING ROOM

FAMILY ROOM

KITCHEN DINER

UTILITY ROOM

WC

LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4

BATHROOM

SHOWER / WET ROOM

GARDEN

ANNEX

Currently set up with a kitchen, lounge, bedroom and shower room. This annex has its own entrance from a door to the side of the main property

TENURE

Freehold, but this is to be confirmed by your legal advisor

COUNCIL TAX Band -G

SCHOOL CATCHMENT Marlborough Primary School (year 2023) Cardiff High School (year 2023)

Ysgol Y Berllan Deg (year 2023) Ysgol Gyfun Gymraeg Bro Edern (year 2023)

*To be checked and subject to change









WINCHESTER AVENUE

PENYLAN, CF23 9BT - £700,000



* OFFERS IN EXCESS OFF £700,000 *

We are pleased to offer FOR SALE this super stylish, and renovated period home. Beautifully restored and renovated by the current owners, there is a tasteful renovated by the current owners, there is a tasteful blend of old and new. This semi detached property has nearly 1700 sqft of living space, and benefits from a central Entrance hall, living room, open plan family room, and stunning modern kitchen diner with fitted kitchen and lovey doors to the garden. There is also a WC and good size utility rom on the ground floor. Upstairs there are four generous bedrooms, bright landing, sleek contemporary bathroom and wet room. Outside is a lovely south facing garden, with deked area from the house, lower lawn area and rear patio with built in seating and planters and planters

Further benefiting from what easily could be an "Annex" or self contained office/ studio side.
Located just off Penylan road on Winchester Avenue, you are well placed to walk to nearby shops on Wellfield rd & Waterloo Gardens, as well as a choice of parks and local schools.

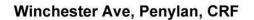












Main Building: Total Interior Area 1643.60 sq ft





1st Floor



Ground Floor

0 3 6

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.







