

Jeffrey Ross

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS



WINCHESTER AVENUE

PENYLAN



## Winchester Ave, Penylan, CRF

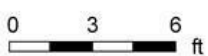
Main Building: Total Interior Area 1643.60 sq ft



Ground Floor



1st Floor





A super stylish, spacious and practical family home. plus a sunny garden & Annex to side

Comments by - Mr Ramzy Bancroft



## WINCHESTER AVENUE

PENYLAN, CF23 9BT - OFFERS IN EXCESS OF £700,000



4 Bedroom(s)



2 Bathroom(s)



1677.00 sq ft

\* 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 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

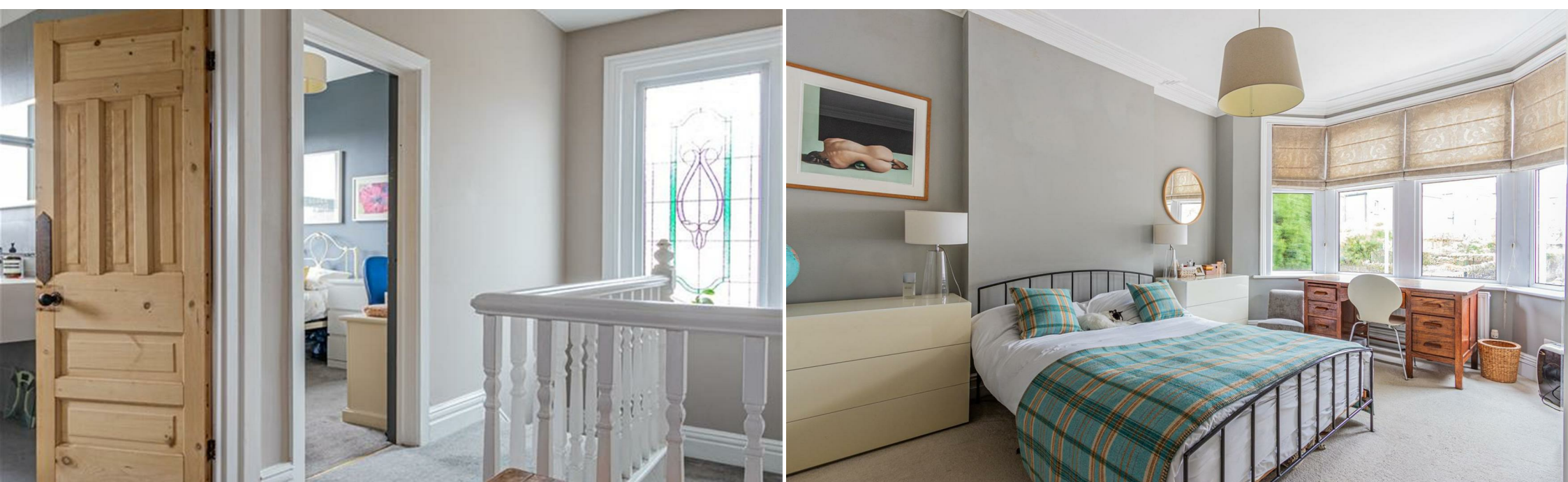
Further benefiting from what easily could be an "Annex" or self contained office/ studio side.

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.

### PROPERTY SPECIALIST

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





- 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 