

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



DORCHESTER AVENUE
PENYLAN



ENTRANCE FOYER LEADING TO HALLWAY

LIVING ROOM
3.48m x 4.72m (11'5" x 15'6")

FAMILY ROOM
4.11m x 4.88m (13'6" x 16')

DINING ROOM
4.11m x 5.21m (13'6" x 17'1")

LAUNDRY ROOM

WC
1.78m x 0.97m (5'10" x 3'2")

KITCHEN
5.11m x 3.28m (16'9" x 10'9")

LANDING

BEDROOM ONE
4.11m x 5.23m (13'6" x 17'2")

BEDROOM TWO
4.09m x 4.93m (13'5" x 16'2")

BEDROOM THREE
3.48m x 4.72m (11'5" x 15'6")

BEDROOM FOUR
3.25m x 2.97m (10'8" x 9'9")

SHOWER ROOM
1.75m x 3.12m (5'9" x 10'3")

WC
1.50m x 1.45m (4'11" x 4'9")

GARDEN
Lovely enclosed rear garden, with access to rear lane, access to Garage

GARAGE

SCHOOL CATCHMENT
Marlborough Primary School (year 2024-25)
Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

* Subject to Availability *




COUNCIL TAX
Band G

TENURE
Freehold, but this is to be confirmed by your solicitor





DORCHESTER AVENUE PENYLAN, CF23 9BQ - £695,000

 4 Bedroom(s)  1 Bathroom(s)  1743.00 sq ft

Jeffrey Ross are pleased to offer this attractive and rarely available FOUR bedroom semi for sale. This well maintained property offers a host of original charm and features both inside and out. Just under 2000 sqft of internal space, made up of a spacious entrance hall and porch, three reception rooms, kitchen diner, laundry / utility room and WC to the ground floor. Upstairs offers FOUR great size bedrooms, bathroom and separate toilet, as well as a large & bright landing with stained glass window, plus potential to go up to the Loft which is a fantastic size. Outside there is a low maintenance front garden, and lovely rear garden with mature plants, flowers and bushes. There is also a garage with rear lane access. Offered to market with NO ONWARD CHAIN.

Located on DORCHESTER AVENUE in Penylan, you are a short walk to Wellfield Road & Waterloo Gardens, as well as Roath Park. You are also within popular school catchment, making this a super family home.



PROPERTY SPECIALIST

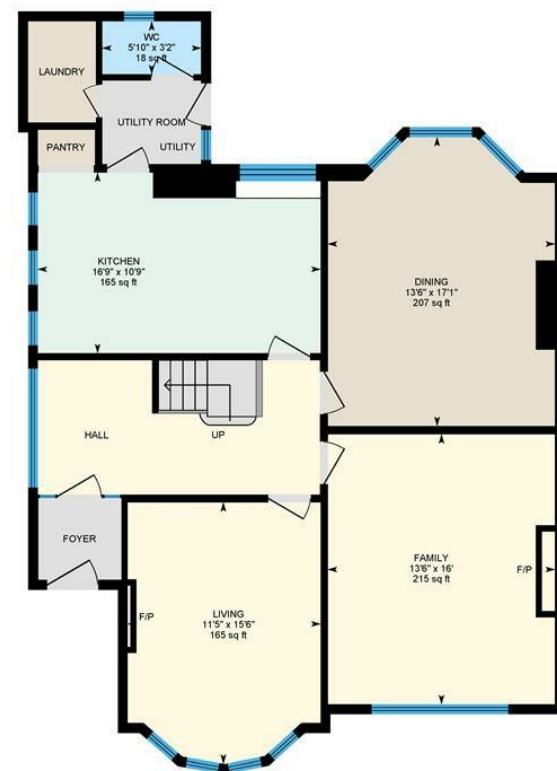
Mr Ramzy Bancroft
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Branch manager





Dorchester Ave, Penylan, CRF

Main Building: Total Interior Area 1985.85 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.



Dorchester Avenue, Penylan, Cardiff



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	