

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



MELROSE AVENUE
PENYLAN



ENTRANCE HALL

KITCHEN DINER

5.59m x 5.64m (18'4" x 18'6")

LOUNGE

3.51m x 4.24m (11'6" x 13'11")

SITTING ROOM

3.99m x 0.30m (13'1" x 1'0")

BEDROOM ONE

4.06m x 3.99m (13'4" x 13'1")

BEDROOM TWO

3.51m x 4.24m (11'6" x 13'11")

BEDROOM THREE

2.79m x 2.87m (9'2" x 9'5")

BATHROOM

2.79m x 2.59m (9'2" x 8'6")

STAIRS LEADING TO

BEDROOM FOUR

6.20m x 5.41m (20'4" x 17'9")

EN SUITE

2.62m x 1.63m (8'7" x 5'4")

GARDEN

COUNCIL TAX

Band F

SCHOOL CATCHMENT

Marlborough Primary School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)

Cardiff High School (year 2024-25)

Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

* this is to be check and subject to change & availability

TENURE

Freehold, but this is to be confirmed by your solicitor





MELROSE AVENUE

PENYLAN, CF23 9AR - £585,000



4 Bedroom(s)



3 Bathroom(s)



1773.00 sq ft

**** OFFERS OVER £585,000 ****

We are pleased to offer for sale this exceptional family home located on the corner of Melrose Avenue, and Waterloo Road in Penylan. This immaculate end terrace property has been recently renovated, and offers a lovely mix of open plan modern living, with original features. The accommodation briefly comprises entrance Hall / boot room, family room, lounge, stunning open plan kitchen diner, beautiful family bathroom, 3 great sized bedrooms one with en-suites. and on the top floor there is a fantastic master bedroom with walk in wardrobe, and en-suite. Outside there is landscaped gardens, ideal for entertaining. Located just a short walk from local amenities & coffee shops on Wellfield Road and Waterloo Gardens, as well as a choice of parks such as Roath Park and Waterloo Gardens. You are also well placed for sought after schools such as Marlborough rd Primary and Cardiff High School, making it an ideal family home.



PROPERTY SPECIALIST

Mr Ramzy Bancroft
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02920 499680
Branch manager





Melrose Avenue, Penylan

Melrose Avenue, Penylan



Total Area: 164.7 m² ... 1773 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC