

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



WINCHESTER AVENUE  
PENYLAN





**ENTRANCE HALL**  
Exceptionally large entrance hall

**WC**

**LOUNGE**  
4.45m x 7.04m (14'7" x 23'1")  
Full width lounge

**KITCHEN LIVING SPACE**  
7.01m x 7.04m (23'0" x 23'1")  
Large open space with bi-folding doors to the garden, three roof light windows, opening to..

**PLAY ROOM**  
3.35m x 3.58m (11'0" x 11'9")

**LANDING**  
Fun hight window to side

**BEDROOM 1**  
5.03m x 3.71m (16'6" x 12'2")

**BEDROOM 2**  
4.32m x 3.71m (14'2" x 12'2")

**BEDROOM 3**  
4.29m x 3.38m (14'1" x 11'1")

**BATHROOM**

**BEDROOM 4**  
2.39m x 3.25m (7'10" x 10'8")

**STAIRS TO FIRST FLOOR**  
Storage under the stairs

**LARGE LOFT BEDROOM**  
6.73m x 5.13m (22'1" x 16'10")  
With additional seating area and built in eaves storage

**ENSUITE SHOWER ROOM**

**GARDEN**  
Stunning landscaped garden, side and rear access

**COUNCIL TAX**  
Band G

**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 \*

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










## WINCHESTER AVENUE

PENYLAN, CF23 9BT - £775,000

 5 Bedroom(s)  2 Bathroom(s)  2219.00 sq ft

### \*\* STUNNING PROPERTY \*\*

Jeffrey Ross have the pleasure of offering for sale this beautifully presented, extended and fully renovated semi detached home in Penylan. This property is immaculate both inside and out, with stunning features such as wood burning stove, bi folding doors, and exposed brick walls to name a few. The accommodation offers a very large entrance hall which is a real feature of these houses, WC, full width lounge to front, and lovely open plan kitchen living area with space for a large dining table, sofas, and a sleek fitted kitchen with central island. This space further benefits from bi-folding doors, roof skylights, and handy reception room off it, which is currently used as a play room. Upstairs there is a bright landing, four generous double bedrooms, beautiful bathroom and stairs leading to the second floor, which is where the whole loft space has been converted into a bedroom suite, with vaulted ceilings, roof skylight windows and modern ensuite shower room. Outside there is a pretty front garden, side access with storage space, and fully landscaped rear garden with patio, glass balustrade, lawn, rear patio, large shed and rear access. The garden is ideal for a young family and entertaining. Located in a quiet road, nestled between Penylan Rd & Waterloo Rd, just a short walk to Waterloo Gardens, Roath Park, and Wellfield Road, as well as within super school catchment, making this the ultimate family home ! The current owners have renovated the property to a very high standard, and we recommend viewing the property to appreciate both the size and quality throughout. One of most stunning properties we have seen in Penylan.




### PROPERTY SPECIALIST

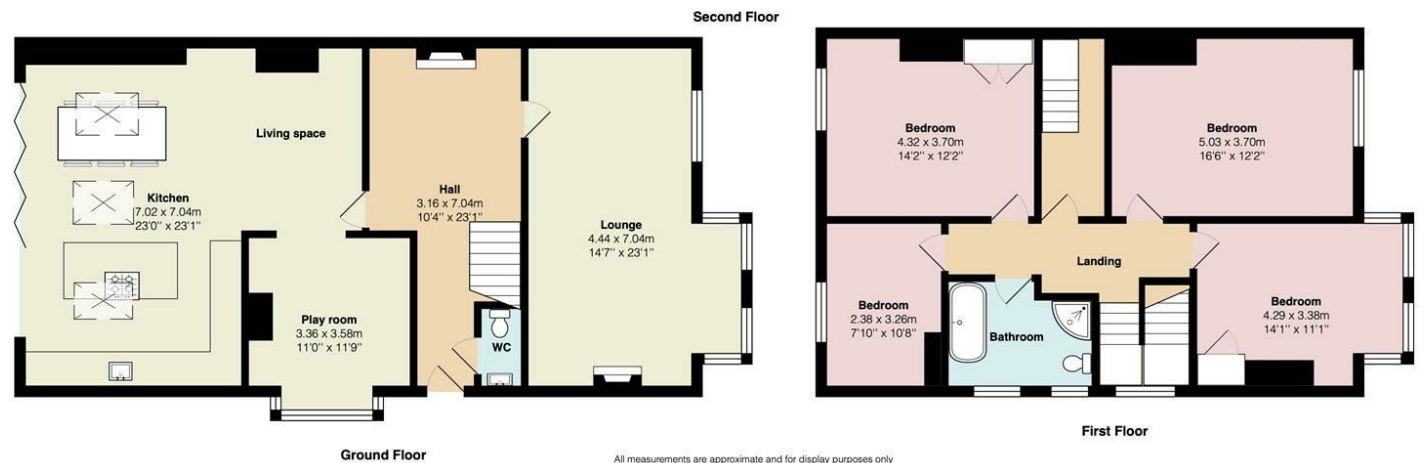
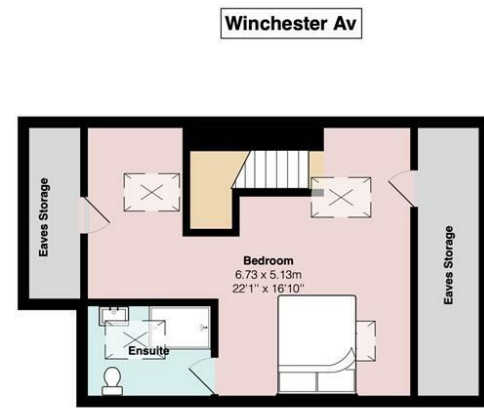
Mr Ramzy Bancroft  
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Branch manager







 Winchester Avenue, Penylan, Cardiff



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 