

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



COLCHESTER AVENUE
PENYLAN



HALL & WC

LOUNGE

OPEN PLAN KITCHEN

LIVING & DINING AREA

STUDY AREA

LANDING

BEDROOM 1

ENSUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

BATHROOM

LOFT BEDROOM

ENSUITE SHOWER ROOM

GARDEN

SCHOOL CATCHMENT

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

Ysgol Y Berllan Deg (year 2024-25)

Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

* Subject to Availability & change *

TENURE

Freehold -To be confirmed by your legal advisor

COUNCIL TAX

Band - G





COLCHESTER AVENUE

PENYLAN, CF23 9BP - £625,000

 4 Bedroom(s)  3 Bathroom(s)  1861.00 sq ft

We are delighted to present this beautifully updated four-bedroom family home, offering generous space, charm, and versatility throughout.

The accommodation offers a bright entrance hallway with handy WC, a cosy bay-fronted lounge, and a fantastic open-plan kitchen/diner and living space. With modern fitted units, a central island, and bi-folding doors to the garden, it's the perfect hub for family life. A bonus room off the kitchen makes an ideal office or playroom.

The first floor hosts a sleek modern family bathroom, three double bedrooms, one with its own en-suite. Upstairs, a spacious fourth bedroom comes with an en-suite wet room and a private balcony, where you can enjoy far-reaching views over Cardiff.

The sunny south-facing garden is designed for family enjoyment, with a raised decked area, patio, lawn, and rear lane access. Located a short walk from local shops, parks and schools, making it a great family home



PROPERTY SPECIALIST

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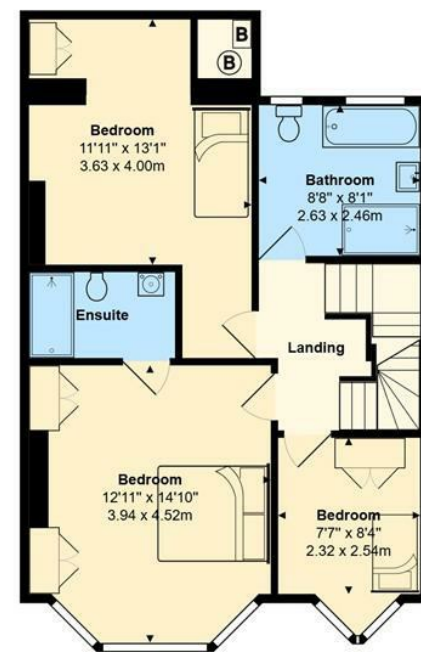




Colchester Ave

Total Area: 1801 ft² ... 167.3 m² (excluding balcony)

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		
(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	