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CARDIFF

VALE

CAERPHILLY

BRISTOL





Comments by Mr Ramzy Bancroft



Property Specialist
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A stunning family home with lots of space inside & out

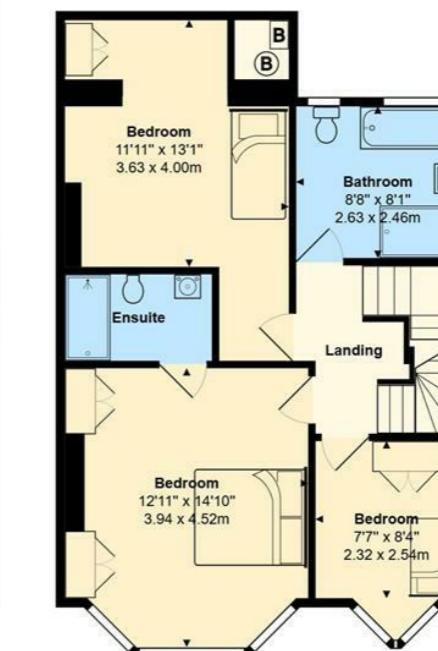
Comments by the Homeowner



Colchester Ave

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

All measurements are approximate and for display purposes only



Colchester Avenue

Penylan, Cardiff, CF23 9BP

Asking Price

£600,000



4 Bedroom(s)



3 Bathroom(s)



1861.00 sq ft

Contact our
Penylan Branch

02920 499680

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.





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

C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

