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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Southcourt Road*

PENYLAN



*A wonderful family home with a large garden and potential.*

Comments by Mr Ramzy Bancroft



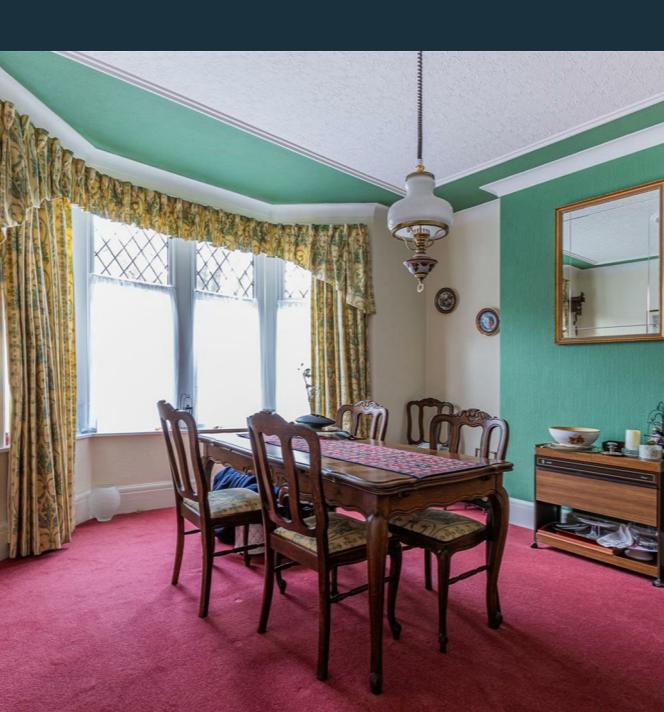
**Property Specialist**  
**Mr Ramzy Bancroft**  
Branch manager

Ramzy@jeffreyross.co.uk



*A great opportunity for a beautiful house, on a stunning street, needing of modernisation*

Comments by the Homeowner



**19 Southcourt Rd, Penylan, CRF**

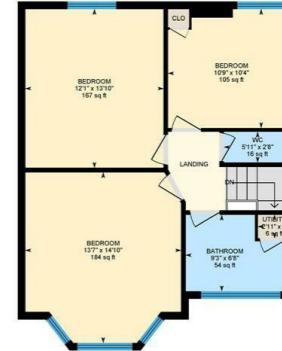
Main Building: Total Interior Area: 1342.50 sq ft



Ground Floor

0 4 8 ft

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.



1st Floor





Front

WC 5'11" x 2'8" (1.80m x 0.81m)

Hall

Garden

Lounge 13'10" x 14'11" (4.22m x 4.55m)

Garage &amp; Drive

Living room 12'4" x 13'9" (3.76m x 4.19m)

School Catchment

Breakfast room 10'9" x 11' (3.28m x 3.35m)

Kitchen 7'8" x 12'3" (2.34m x 3.73m)

\* Subject to Availability\*

Conservatory

Tenure

Landing

Freehold, but this is to be confirmed by your solicitor

Bedroom 1 13'7" x 14'10" (4.14m x 4.52m)

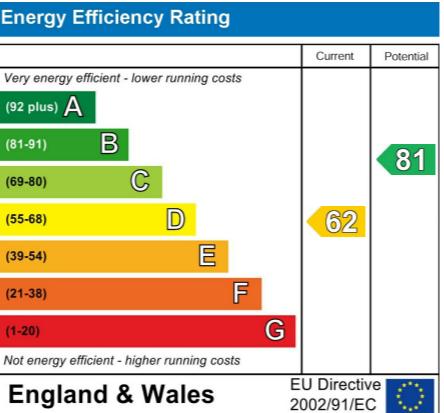
Council tax

Bedroom 2 12'1" x 13'10" (3.68m x 4.22m)

Band - G

Bedroom 3 10'9" x 10'4" (3.28m x 3.15m)

Bathroom 9'3" x 6'8" (2.82m x 2.03m)



# Southcourt Road

Penylan, Cardiff, CF23 9DA

Offers Over

**£475,000**



3 Bedroom(s)



1 Bathroom(s)



1342.00 sq ft



Contact our  
**Penylan Branch**

02920 499680

**NEW TO MARKET** We are excited to offer for sale this semi detached period house, offering lots of potential. In need of modernisation but boasts original features and charm. The accommodation briefly comprises a good size hall, lounge, dining room, breakfast room, kitchen, conservatory, landing, three double bedrooms and bathroom. outside there is a generous garden, front drive and garage. Located in a quite street, just off Colchester avenue, within a short walk to Waterloo Gardens, Roath park, and local shops, making this a great location for families. Offered with no onward market.



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