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CARDIFF VALE CAERPHILLY BRISTOL

Colchester Avenue

PENYLAN

Comments by Mr Ramzy Bancroft

Property Specialist

Mr Ramzy Bancroft

Branch manager

Ramzy@jeffreyross.co.uk

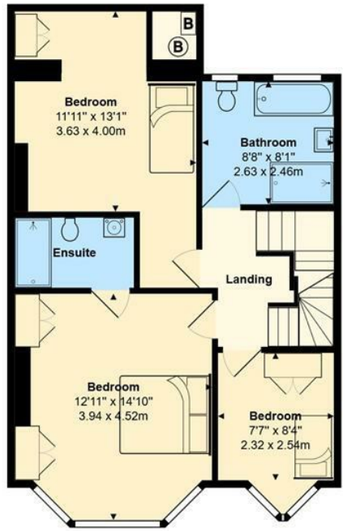
A stunning family home with lots of space inside & out

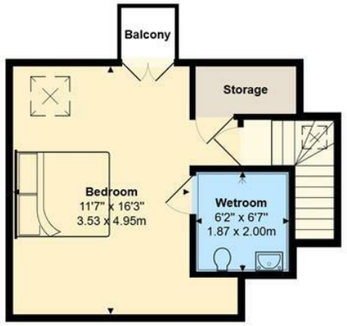
Comments by the Homeowner

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

Council Tax

Band - G

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

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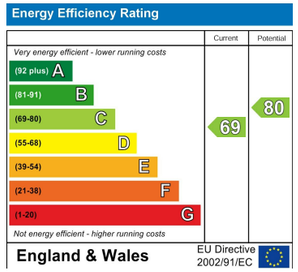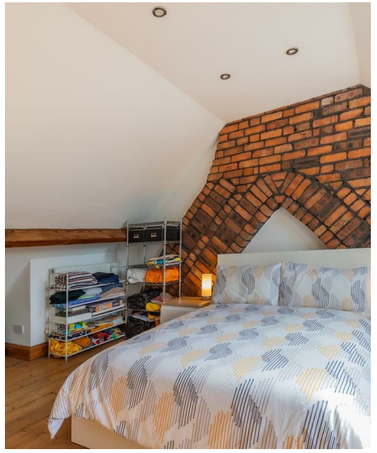
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
69
80
England & Wales
EU Directive 2002/91/EC