



Sheppard
& Bear

Oakwood Avenue | Penylan | Cardiff | CF23 9EZ

Price £325,000



Sheppard & Bear

Oakwood Avenue | Penylan
Cardiff | CF23 9EZ
Price £325,000

Nestled on the charming Oakwood Avenue in the desirable area of Penylan, Cardiff, this extended semi-detached house offers a delightful blend of space and comfort. Spanning an impressive 1,017 square feet, the property features two inviting reception rooms, perfect for both relaxation and entertaining. With three well-proportioned bedrooms, it provides ample accommodation for families or those seeking extra space.

The property boasts a sunny aspect garden, ideal for enjoying the outdoors, whether it be for gardening or simply soaking up the sun. Additionally, the larger than average garage offers excellent storage solutions or potential for a workshop as well as parking, while the driveway alone ensures ample off-road parking for residents and guests alike.

- Extended semi-detached house
- Three bedrooms
- Sunny aspect garden
- Ample off-road parking
- Easy access to A48M, M4
- Two reception rooms
- Impressing 1017 Sq Ft
- Larger than average garage
- Near both Welsh and English schools
- Viewing highly advised

Entrance porch

Living room /dining room

24'8" x 16'7" max (narrowing to 8'9") (7.32m x 4.88m max (narrowing to 2.44m)

Kitchen

10'8" x 7'4" (3.05m x 2.13m)

Lobby

5'9" x 5'7" (1.52m x 1.52m)

Family room

16'0" max x 13'2" max (4.88m max x 3.96m max)

First floor landing

Bedroom one

13'1" x 9'8" max (3.96m x 2.74m max)

Bedroom two

10'8" x 10'0" (3.05m x 3.05m)

Bedroom three

9'9" x 6'6" (2.74m x 1.83m)

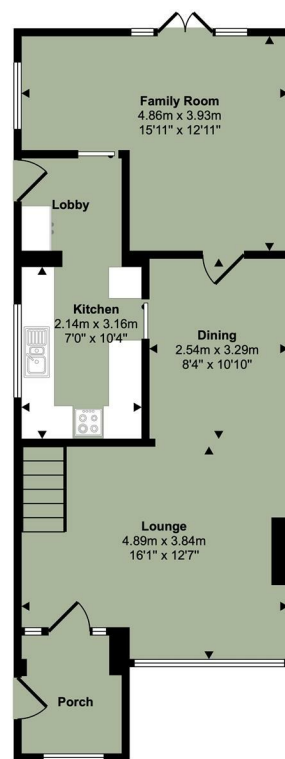
Shower room

6'3" x 5'7" (1.83m x 1.52m)

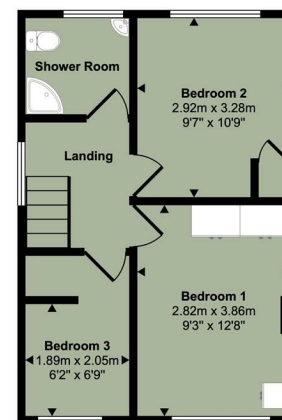
Outside and parking



Approx Gross Internal Area
94 sq m / 1017 sq ft



Ground Floor
Approx 59 sq m / 634 sq ft



First Floor
Approx 36 sq m / 383 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band F
EPC Rating D

Cyncoed
Cardiff
CF23 6SZ
02921 051927
gavin@sheppardandbear.com