

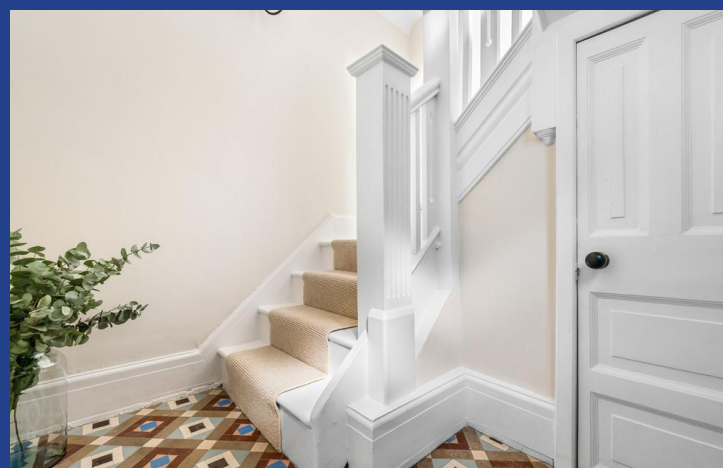
45 Colchester Avenue, Penylan, Cardiff, CF23 9AX



Estate Agents and
Chartered Surveyors

Asking Price Of

£285,000



Flat



Property Description

Completely refurbished throughout in 2023 and not lived in, yet retaining a number of the existing period, traditional features. If you are looking for an elegant property of character, then this property is A MUST SEE! First floor with two large double bedrooms, traditional bathroom complete with four-piece bathroom suite and beautifully fitted kitchen with own private entrance and all within walking distance to a range of amenities within Penylan.

Features include 100% wool carpets, solid oak herringbone parquet flooring, fitted blinds, light fittings and white goods to remain.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 936 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Private entry via traditional wooden front door into hallway with testimonial grand staircase leading to first floor. Smooth walls and ceiling with Victorian tiled flooring and wool carpet runner leading up the staircase. Wall light mains wired. Under stairs cupboard provides access to electric and gas meters with additional storage space.

KITCHEN

12' 4" x 7' 10" (3.78m x 2.41m)
Fitted with a modern range of base and eye level units with worktops over and fitted splash back. Built in oven, gas hob and cooker hood over. Inset ceramic sink unit. Integral fridge and freezer and washing machine. Wall mounted combi boiler inset into kitchen cupboard. Smooth walls and ceiling with spot lighting and oak wooden flooring to finish. Traditional sash window to rear with fitted blinds.

LANDING

Access to all rooms. Smooth walls and ceiling with a central chandelier and traditional Victorian hand rail. Large original stained obscure glass window to side. Newly fitted oak wooden flooring through the landing, lounge and kitchen.

LOUNGE

14' 3" into bay x 12' 4" to chimney breast (4.35m x 3.78m)
Smooth walls and ceiling with a central light pendant and oak wooden flooring to finish. Traditional chimney breast and traditional sash style windows with fitted blinds to remain.

BEDROOM ONE

14' 8" x 12' 9" into chimney breast (4.48m x 3.90m)
Smooth walls and ceiling with a central light pendant and woollen carpeted flooring to finish. Sash window to front with fitted blinds.

BEDROOM TWO

12' 4" x 12' 11" into chimney breast (3.76m x 3.95m)
Smooth walls and ceiling with central

light pendants and carpeted flooring to finish. Sash window to rear with fitted blinds.

BATHROOM

Modern yet traditional four piece bathrooms suite comprising walk in single shower enclosure with separate free standing roll top bath, wash and basin and WC. Two obscure sash single glazed windows to side with fitted blinds. Tiled flooring and partly tiled walls with spot lighting to finish.

LEASE DETAILS

Lease is 198yrs from March 2002 - 177 years remaining.
Ground rent Peppercom lease £0
Service charge £100 pa.

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All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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