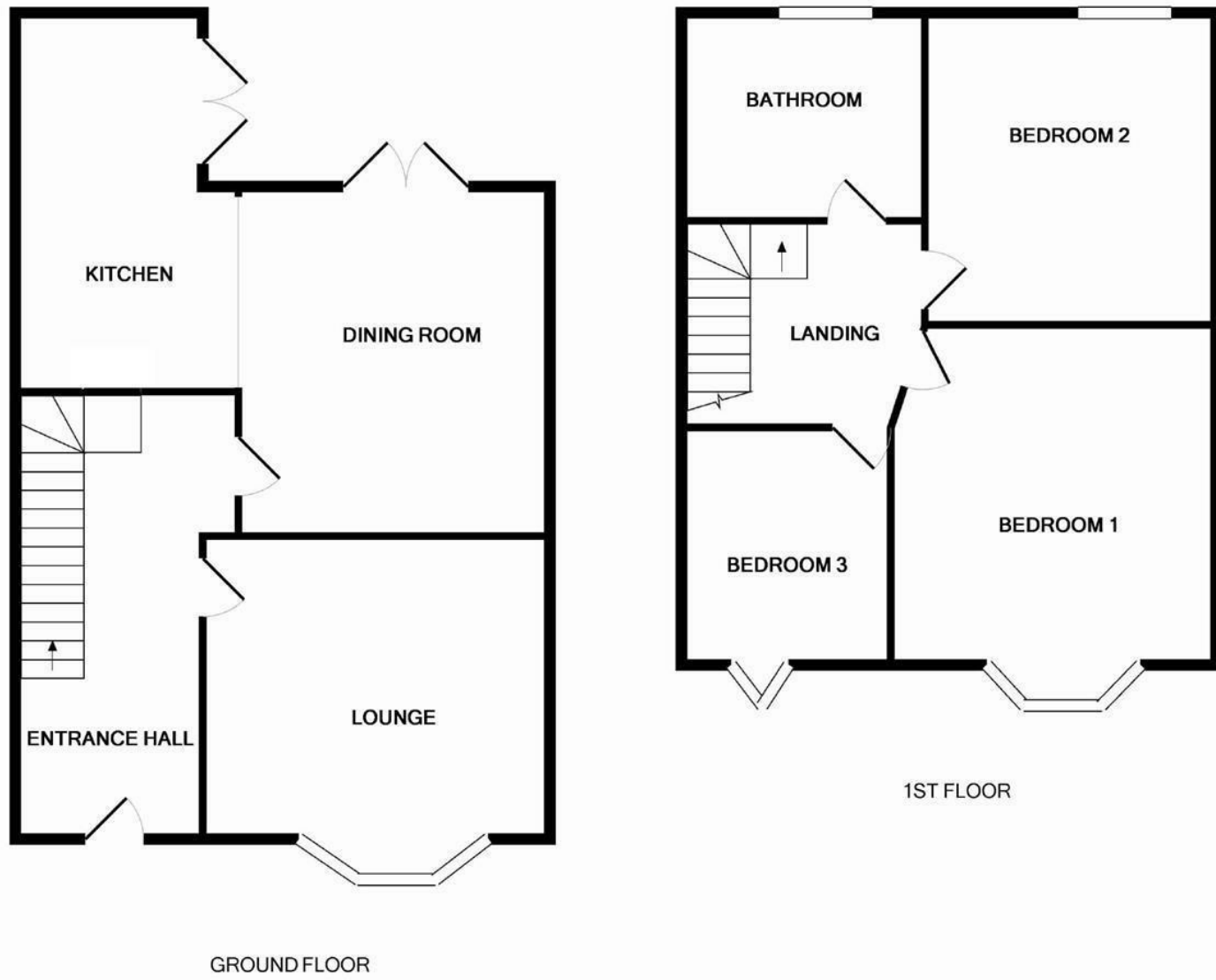




# Stallcourt Avenue

3 Bedrooms - Cardiff - CF23 5AN - £380,000 Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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 CF24 3PB

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 54 Station Road  
 Llanishen, Cardiff  
 CF14 5LU

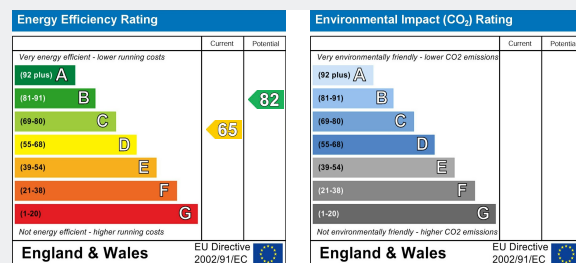
**Cathays**  
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 Cathays, Cardiff  
 CF24 4DX

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**Entrance Hall**

**Lounge**

3.70m x 4.46m (12'1" x 14'7")

**Kitchen Diner**

5.59m x 4.20 (18'4" x 13'9")

**Landing**

**Bedroom One**

3.66m x 4.48m (12'0" x 14'8")

**Bedroom Two**

3.31m x 4.23m (10'10" x 13'10")

**Bedroom Three**

1.95m x 2.76m (6'4" x 9'0")

**Bathroom**

2.22m x 1.84m (7'3" x 6'0")

**Garden**

**Tenure**

Freehold - this is to be confirmed by your legal representative

**Council Tax**

Band F

**School Catchment**

*My Primary Catchment Area is Marlborough Primary School (year 2019-20)*

*Note Howardian Primary catchment area yet to be established Applications are welcomed*

*My Secondary Catchment Area is Cardiff High School (year 2019-20)*

*My Welsh Primary Catchment Area is*

*Ysgol Y Berllan Deg (year 2019-20)*

*Note Ysgol Hamadryad catchment area yet to be established Applications are welcomed*

*My Welsh Secondary Catchment Area is*

*Ysgol Gyfun Gymraeg Bro Edern (year 2019-20)*









Jeffrey Ross are pleased to bring to the market this beautifully presented 3 bedroom family home located just a short stroll from local shops, coffee houses and parks in Penylan and Roath. Internally, you have a spacious entrance hall, light bay-fronted lounge with a lovely original period fire, open plan and light kitchen diner with french doors onto the rear garden. To the first floor there are three bedrooms and a family bathroom. outside there is a good size for the area rear garden with rear lane access.

- Immaculate Condition
- Open Plan Kitchen / Diner
- Rear Lane Access
- Period Features
- Freehold

sq ft

