



Colchester Avenue, Penylan Cardiff

£430,000 Freehold

pa black



# Colchester Avenue, Penylan Cardiff

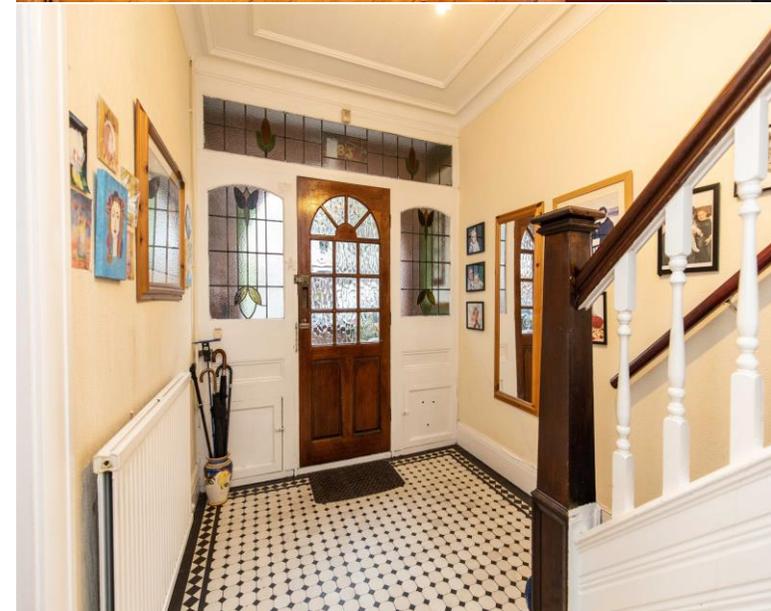
A large imposing gable fronted end terrace house of character, built circa 1930, the front inset with a two storey splayed bay, lower reliefs in facing brick, upper reliefs of whitened render all beneath a rosemary tiled roof. This substantial versatile family home occupies a prime position fronting tree lined Colchester Avenue, just a short distance from Roath Park Recreational Fields and the popular Wellfield Road shopping centre. This elegant house was built by Tucker Builders a renowned private developer who constructed many properties within the Penylan suburb, retaining many period features including high coved and panelled ceilings with ceiling roses, original tiled floors, stripped pine floors, working fireplaces, original traditional internal doors with brass handles and a charming entrance reception hall with stained glass leaded windows. The property benefits replacement PVC double glazed windows, gas heating with panel radiators and a modern boiler installed in 2012, a modern electrical RCD/distribution unit added circa 2015, and a large open plan kitchen and breakfast room (33' 7" x 9' 8"), equipped with sliding double glazed patio doors that open on to a south facing rear garden.

## The Property

The generous living space also includes a magnificent front lounge with a wide splayed bay (16' 3" x 15' 3"), and a capacious sitting room (19' 5" x 12' 9"). On the first floor the property was constructed with four bedrooms, but in recent years the two back bedrooms have been opened into one, but as the original access doors are still intact from the landing, subject to the archway being removed, the property can be comfortably used as a four bedroom home. Special features include the south facing rear garden which is a sun trap, comprising both a raised paved sun terrace, neat lawn, greenhouse and vegetable patches, and a detached garage with rear lane access, approached via an electronically controlled roller door. A generous well proportioned residence of character ideal for a growing family and located in a highly sought after residential area. Must be seen!

## Location

Also close by are further local parks within Penylan including Roath Mill Gardens and Waterloo Gardens. Local amenities also include the Roath Park Tea Rooms, Waterloo Gardens Post Office, Penylan Pantry, Penylan Bowling Club, and the Church of St Edward King and Confessor located along Westville Road. Within a short driving distance is an exit off Llanedeyrn Road onto Eastern Avenue, allowing fast travel from East to West Cardiff, the M4, Newport and Bristol. The local primary schools are excellent and Marlborough primary school falls within and taken together form the catchment area of Cardiff High School. In addition to the English-medium community provision Ysgol y Berllan Deg and Ysgol y Wern are the Welsh-medium primary schools serving the local area under consideration and are in the Ysgol Bro Edern and Ysgol Glantaf catchment for high school respectively.





### Local Shops

Within a short walk is the very popular Wellfield Road and Albany Road shopping centres with their extensive range of local shops and stores including Fab, a ladies fashion shop, Accessory Box which sells a range of fashion accessories, Barclays Bank Plc, Bentleys a café, Central Pharmacy, Cut Above is a unisex hairdresser offering a range of hairstyles, haircare products and other hair services, Derek Freye is a dry cleaners offering a range of cleaning and other clothing and linen services. Errol Willy is a unisex hairdresser offering a variety of men's and women's hair services, File & Style is a beauty salon providing various pampering services and beauty treatment, Himalaya Restaurant is an Indian restaurant serving a selection of curry and other spicy foods which are traditionally eaten in India, and Joes Ice Cream parlour.

### Entrance Porch

Charming open fronted arched style entrance porch with original tiled walls and original tiled threshold.

### Entrance Reception Hall

15' 9" x 7' 10" ( 4.80m x 2.39m )

An elegant hallway of character, inset with a wide carpeted spindle balustrade returning staircase with half landing and wide under stair recess, high coved and panelled ceiling with ceiling rose, original tiled flooring throughout, approached via a part panelled front entrance door with charming stained glass leaded side screen windows and upper light windows.



Double radiator.

### Front Lounge

.16' 3" into a wide splayed bay narrowing to 13' 2" x 15' 3" ( 4.95m into a wide splayed bay narrowing to 4.01m x 4.65m )

A most impressive principal reception room, inset with a character fireplace equipped with a living flame gas fire with marble hearth and surround, stripped pine flooring, wide splayed bay with replacement PVC double glazed windows with coloured leaded upper lights with outlooks on to tree lined Colchester Avenue, high coved and panelled ceiling with ceiling rose, two alcoves with an additional PVC double glazed window with side aspect, large double radiator, original traditional panel door with brass handle to entrance hall.

### Sitting Room

19' 5" x 12' 9" ( 5.92m x 3.89m )

A further generous reception room, with a coved and panelled ceiling with ceiling rose, stripped pine flooring throughout, stone fireplace inset with a living flame coal effect gas fire with tiled hearth, double radiator, original traditional panel door with brass handle to entrance reception hall, further double doors leading in to the open plan kitchen/breakfast room, sliding double glazed patio doors opening on to a raised paved sun terrace with the sunny gardens beyond.



### Kitchen And Breakfast Room

33' 7" x 9' 8" ( 10.24m x 2.95m )

Providing a most impressive social living space, with a fitted kitchen with panel fronted floor and eye level units along four sides beneath round nosed laminate work surfaces incorporating a stainless steel sink unit with chrome mixer taps, vegetable cleaner and drainer, part ceramic tiled walls, space with plumbing for an automatic washing machine, space for the housing of a low level fridge, space for the housing of a low level freezer, integrated six ring stainless steel Hygena gas hob beneath a stainless steel canopy style extractor hood, integrated Stoves fan assisted electric oven, ceramic tiled flooring, beamed ceiling, PVC double glazed window with a pleasing rear garden outlook, breakfast and dining area with laminate flooring, open fireplace, two alcoves each fitted with wall cupboards one being an original alcove unit with panel fronted doors, original traditional panel door with brass handle opening in to the entrance reception hall, further sliding double glazed patio doors open on to the paved sun terrace, double radiator.

### First Floor Landing

Approached via a wide returning spindle balustrade staircase with hand rail leading to a half landing and a main landing.



### Master Bedroom One

16' 2" into a bay narrowing to 13' 2" x 15' 3" ( 4.93m into a bay narrowing to 4.01m x 4.65m )

Wide splayed bay with PVC double glazed replacement windows with pretty coloured leaded upper lights with outlooks on to tree lined Colchester Avenue, high coved ceiling, large radiator, two alcoves, original traditional panel door with brass handle opening on to the landing.

### Bedroom Two

11' 1" into a bay narrowing to 8' 2" x 12' 1" plus an entrance recess ( 3.38m into a bay narrowing to 2.49m x 3.68m )

A bright sunny bedroom with a wide splayed bay with replacement PVC double glazed windows with elevated outlooks across the rear gardens, radiator, high ceiling, original traditional panel door with brass handle to landing, double wide archway leading in to bedroom three currently used as a dressing room ensuite to bedroom two.

### Bedroom Three

10' 4" x 11' ( 3.15m x 3.35m )

This room retains its original traditional panel door that provides access from the landing. Currently this room is an ensuite dressing room to bedroom two with access provided via a large wide archway entrance. It is equipped with a PVC double glazed window with a rearward outlook, a radiator and a high ceiling.



### Bedroom Four

10' 2" x 7' 10" ( 3.10m x 2.39m )

A sizeable fourth bedroom, equipped with an additional deep triangular shaped bay with replacement PVC double glazed windows with coloured leaded upper lights and enjoying outlooks on to tree lined Colchester Avenue, high ceiling, wood flooring, traditional original panel door with brass handle to landing.

### Family Bathroom

9' 6" x 6' 9" maximum ( 2.90m x 2.06m maximum )

A spacious family bathroom equipped with a whisper grey coloured suite with ceramic tiled walls and comprising a panel bath with chrome mixer taps and a chrome mixer shower fitment, shaped pedestal wash hand basin with chrome taps, W.C., separate ceramic tiled shower cubicle with chrome shower unit and clear glass door and screen. PVC double glazed patterned glass replacement window to side aspect, double radiator. Approached from the landing via an original traditional panel door.

### Attic Room

16' 4" x 12' 7" plus 5 ft deep eaves ( 4.98m x 3.84m plus 5 ft deep eaves )

A very useful and versatile attic room, converted circa 1985, approached from the landing via a custom made returning



staircase, and providing a useful open storage area equipped with two velux double glazed windows to the rear, exposed beam ceiling and access to a useful cloakroom comprising W.C., wall mounted wash hand basin, and a wall mounted modern Vaillant gas fired central heating and domestic hot water combi boiler. It should be noted that this room does not conform to current building regulation approval. Exposed stripped pine flooring.

### Outside

#### Front Garden

Neat front garden inset with an original tiled entrance path that leads to the main entrance hall and also diverts and continues down towards the side garden access. The front garden is level with borders finished in natural slate enclosed by brick built boundary walls and approached from the pavement line via a garden gate surmounted on to two original brick pillars.

#### Rear Garden

Approached from both the kitchen/breakfast room and the sitting room by separate double glazed sliding patio doors leading on to a southerly facing raised paved sun terrace, continuing down the side of the property with a triple width paved pathway enclosed by boundary walls and inset with a useful garden gate providing access to the front. The rear garden leads from the sun terrace on to a lower section which comprises a shaped lawn edged with borders of shrubs and



plants, a greenhouse and various vegetable patches, inset with a central pathway, enclosed by stone built boundary walls and a block built boundary wall to the rear to afford maximum privacy and security. A garden gate provides access to a rear lane.

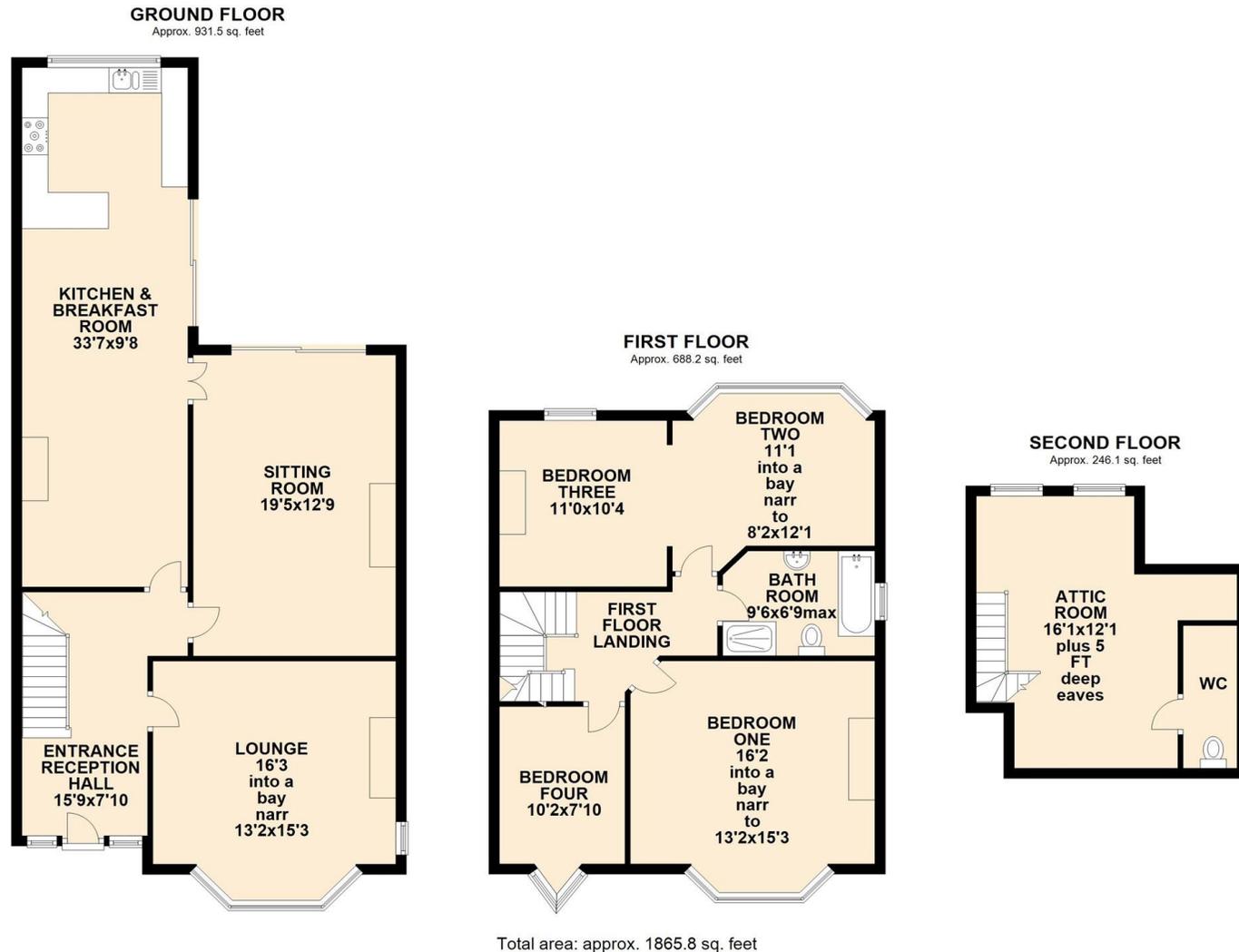
### Detached Garage

16' 1" x 12' 1" ( 4.90m x 3.68m )

Approached via a fob operated electric roller double door leading to an open garage space with pitched roof, window, courtesy door to rear gardens, electric power and light. The garage is detached with lane access on to Colchester Avenue.







86 Albany Road, CARDIFF, South Glamorgan, CF24 3RS

EPC Rating: D

Property Ref:ALY303712 - 0004



**Note:** While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. **Tenure:** We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

