

U88

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A spacious, freehold, double bayed semi detached house, which has been well maintained by the present owners. Early viewing recommended.



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10 Southcourt Road  
Penylan  
Cardiff CF23 9DA

Accommodation Briefly Comprises: \*Porch \*Hall \*Lounge \*Dining Room  
\*Breakfast Room \*Kitchen \*Three Bedrooms \*Bathroom/WC \*Attached  
Garage \*Gardens \*No Chain

**PRICE: £339,950 or offer**

**Location**

Southcourt Road is situated just off Colchester Avenue and is a short distance to Roath Park, Albany Road and Wellfield Road shopping centres. Cardiff City Centre is approximately two miles away. Access to the A48 Eastern Avenue and M4 motorway is a few minutes drive away.

**Ground Floor****Entrance Porch 7' x 4'6"**

Original leaded window. Tiled floor.

**Entrance Hall 16'4" x 7'5"**

Original Newel porch. Terrazzo flooring. Meter cupboard. Storage cupboard. Two understairs storage cupboards. Radiator. Plate rack. Coving.

**Lounge 15'4" into bay x 13'4"**

Original sash windows. Wood block flooring. Tiled fireplace. Double panel radiator. Picture rail. Coving.

**Dining Room 16'6" into bay x 12'6"**

Original sash windows. Wood block flooring. Adam style fireplace with coal effect gas fair set in cast iron surround with marble hearth. Fitted storage unit to one wall. Radiator. Plate rack. Coving.

**Breakfast Room 10'2" x 8'5"**

Original sash windows. Tiled floor. Double panel radiator. Picture rail. Opening to:

**Kitchen 16'2" x 8'8"**

Three uPVC double glazed windows. uPVC double glazed back door. Stainless steel sink with mixer tap. Base and eye level cupboards. Work tops. Smeg range style cooker with 5 ring gas hob and oven. Stainless steel cooker hood. Tiled floor. Plumbed for automatic washing machine. Spotlights. Worcester combi boiler.

**First Floor****Landing**

Coloured leaded landing window. Picture rail. Coving.

**Bedroom (front) 15'3" into bay x 13'5"**

Original sash windows. Tiled fireplace. Two double panel radiators. Picture rail. Coving.

**Bedroom (rear) 16'3" x 12'5"**

uPVC double glazed window. Tiled fireplace. Two radiators. Picture rail. Coving.

**Bedroom (front) 9'1" x 7'5"**

Original sash window. Double panel radiator. Picture rail. Coving.

**Bathroom/WC 8'8" x 8'3"**

Two uPVC double glazed windows. Freestanding bath with mixer tap. Corner shower cubicle with mains shower. Wash hand basin set in vanity unit. Low level WC. Heated towel rail. Stripped flooring. Part tiled walls. Spotlights. Access to loft.

**Outside****Attached Single Garage**

With remote controlled door.

**Front Garden**

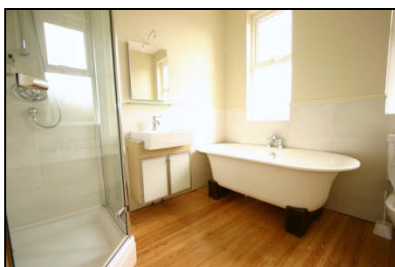
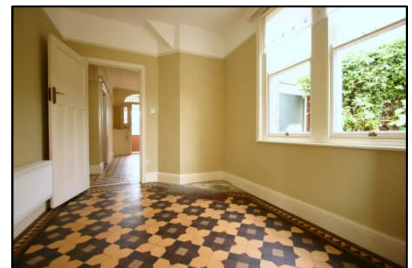
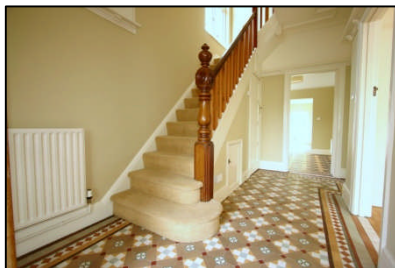
Mainly crazy paving.

**Rear Garden**

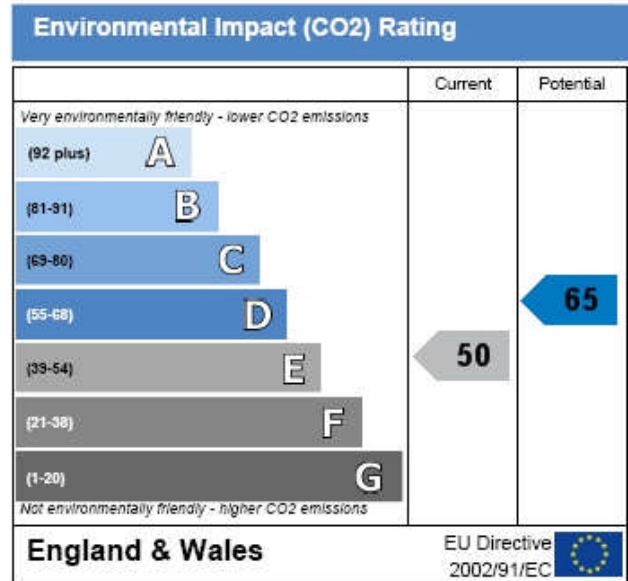
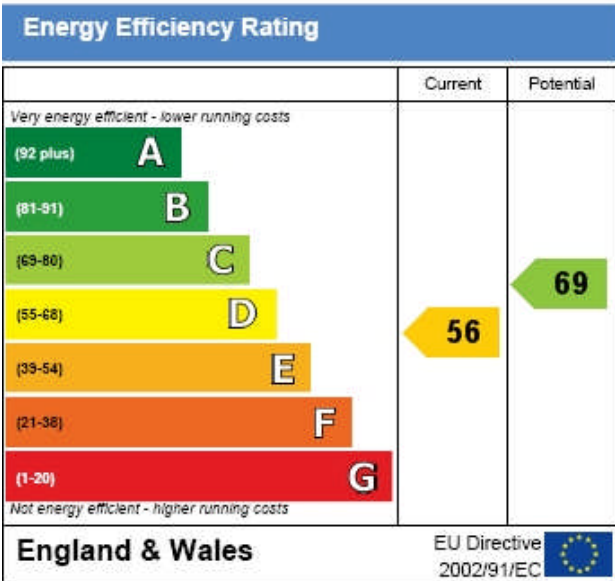
Large paved patio area. Lawned with borders, trees and shrubs. Greenhouse. Garden shed.

**Tenure**

Freehold



Address: 10, Southcourt Road, Penylan, CARDIFF, CF23 9DA  
 RRN: 8739-6620-9369-4004-5906



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