

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



ROWSBY COURT  
PONTPRENAU





**COMMUNAL ENTRANCE HALL**

**ENTRANCE HALL**

**LOUNGE / DINING ROOM**  
365m x 574m (1197'6" x 1883'2")

**KITCHEN**  
281m x 287m (921'10" x 941'7")

**BEDROOM ONE**  
4.m x 2.78m (13'1" x 9'1")

**BEDROOM TWO**  
2.90m x 2.22m (9'6" x 7'3")

**BATHROOM**

**TENURE**  
Leasehold - 150 years from October 2004.

**COUNCIL TAX**

**PARKING**  
Allocated parking for one car.

**SCHOOL CATCHMENT**  
Pontprennau Primary School (year 2024-25)  
Llanishen High School (year 2024-25)

Ysgol Gynradd Gymraeg Pen Y Groes (year 2024-25)  
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

**SERVICE CHARGE**  
£1795.32 P.A

**GROUND RENT**  
£150.00 P.A










## ROWSBY COURT

PONTPRENNAU, CF23 8FG -  
£180,000

 2 Bedroom(s)  1 Bathroom(s)  667.00 sq ft

Jeffrey Ross are please to bring to the market this beautifully presented two bedroom apartment. The property briefly comprises of communal entrance hall, entrance hall, open plan kitchen, lounge / diner with french doors leading to a Juliet balcony, bathroom, master bedroom with fitted wardrobes and second bedroom. Outside there is allocated parking for one car. Situated in the ever popular area Pontprenna with close proximity to to local shops, parks and amenities as well as links to the M4 / A48

\*\*\* Chain Free \*\*\*



### PROPERTY SPECIALIST

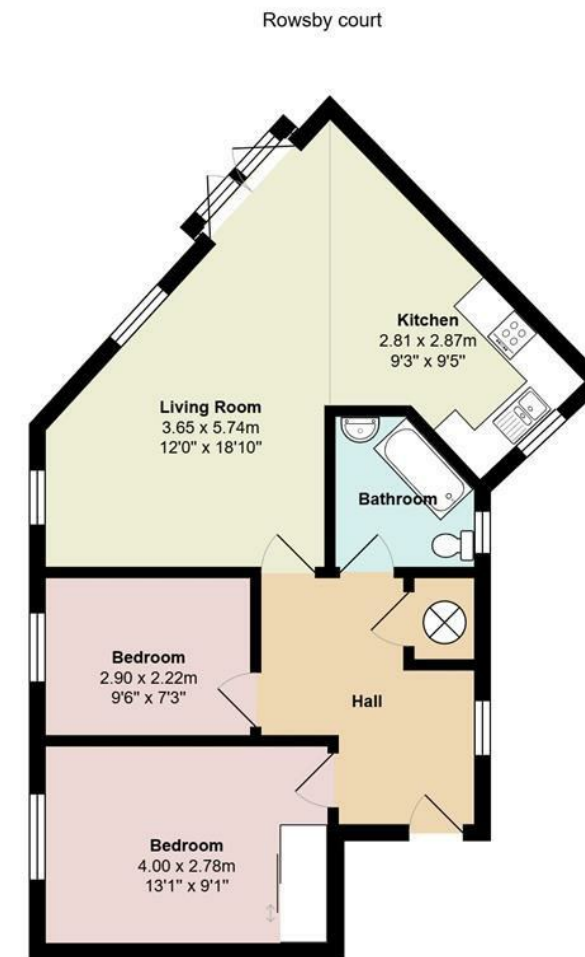
Mrs Amanda Trinder  
amanda@jeffreygross.co.uk  
Senior valuer







Rowsby Court, Pontprennau, Cardiff



Total Area: 59.2 m<sup>2</sup> ... 637 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	