

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



ROWSBY COURT
PONTPRENNAU



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")

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

PARKING
Allocated parking for one car.

TENURE
Leasehold - 150 years from October 2004.

COUNCIL TAX

BATHROOM

SCHOOL CATCHMENT
Pontpennau 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 PA

GROUND RENT
£150.00 P.A





ROWSBY COURT

PONTPRENNAU, CF23 8FG -
£170,000



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

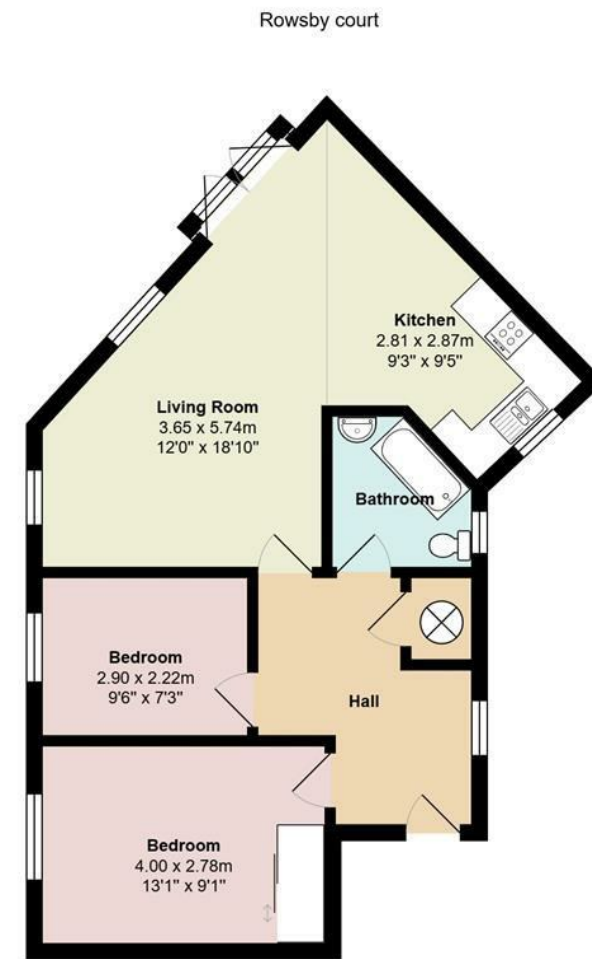
*** Chain Free ***



PROPERTY SPECIALIST

Mrs Amanda Trinder
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Senior valuer





Total Area: 59.2 m² ... 637 ft²
All measurements are approximate and for display purposes only

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