

Glenside Court, Tygwyn Road

PENYLAN, CARDIFF, CF23 5JS

GUIDE PRICE £139,950

**Hern &
Crabtree**



Glenside Court, Tygwyn Road

A generously sized first floor, one-bedroom apartment located within the sought-after Glenside Court development, exclusively for the over 55s. Tygwyn Road is a peaceful street in the heart of Penylan — one of Cardiff's most desirable residential areas. Just a short stroll away, you'll find a range of local amenities, as well as the beautiful Roath Park, perfect for leisurely walks and outdoor relaxation. The area also offers excellent public transport links, making it easy to access Cardiff city centre and surrounding areas.

This well-presented home enjoys pleasant views across the site and a private, south-facing aspect. The accommodation includes an entrance hall, shower room, double bedroom, spacious living room, and a kitchen/dining area. Residents benefit from convenient on-site amenities including lift access, a communal laundry room, and a welcoming residents' lounge ideal for socialising or relaxing with neighbours.

- First Floor Retirement apartment
- Spacious double bedroom
- Residents lounge
- Well presented throughout
- Council Tax band - D
- Over 55's
- Lift access
- Easy access to all local amenities and transport links
- Visitor parking
- EPC -



529.00 sq ft

Communal entrance

Secure entry door. Stairs to the first floor, door to the apartment.

Entrance Hall

Coved ceiling, loft access hatch, storage cupboard, doors to:

Storage Cupboard

3'11 x 3'10

Off the hallway.

Living Room Diner/ Kitchen

U shaped living room, dining space and kitchen.

Living Room Diner

18'0 x 13'9 max

Coved ceiling, two sets of double glazed windows to the front with views, radiator.

Kitchen

11'4 x 7'1

Off the living room diner. Wall and base units with work tops over, tiled splash back, stainless steel sink and drainer. Integrated four ring electric hob, integrated electric oven and grill with extractor over. Integrated dishwasher. Space for washing machine. Space for fridge freezer. Storage cupboard. Laminate flooring.

Bedroom

8'3 x 14'4

Double bedroom with a double glazed window to the front, radiator, coved ceiling.

Shower Room

5'5 x 6'11

Walk in shower, tiled walls, wash hand basin, WC. Laminate flooring, heated towel rail.

Additional Information

The property also benefits from access to a lift in the block, laundry room and a residents lounge. Residents parking is first come first served, visitor parking available.

Tenure

We have been advised by the vendor that the property is

Leasehold - share of freehold with 999 years from 25 December 1988.

Service charge £249.07 pcm (£2,988.84 per anum) covers laundry room, buildings insurance, water, window cleaning, grounds maintenance, community alarm - pull cord in each area, external building maintenance, on site manager, lift maintenance and annual fire checks.

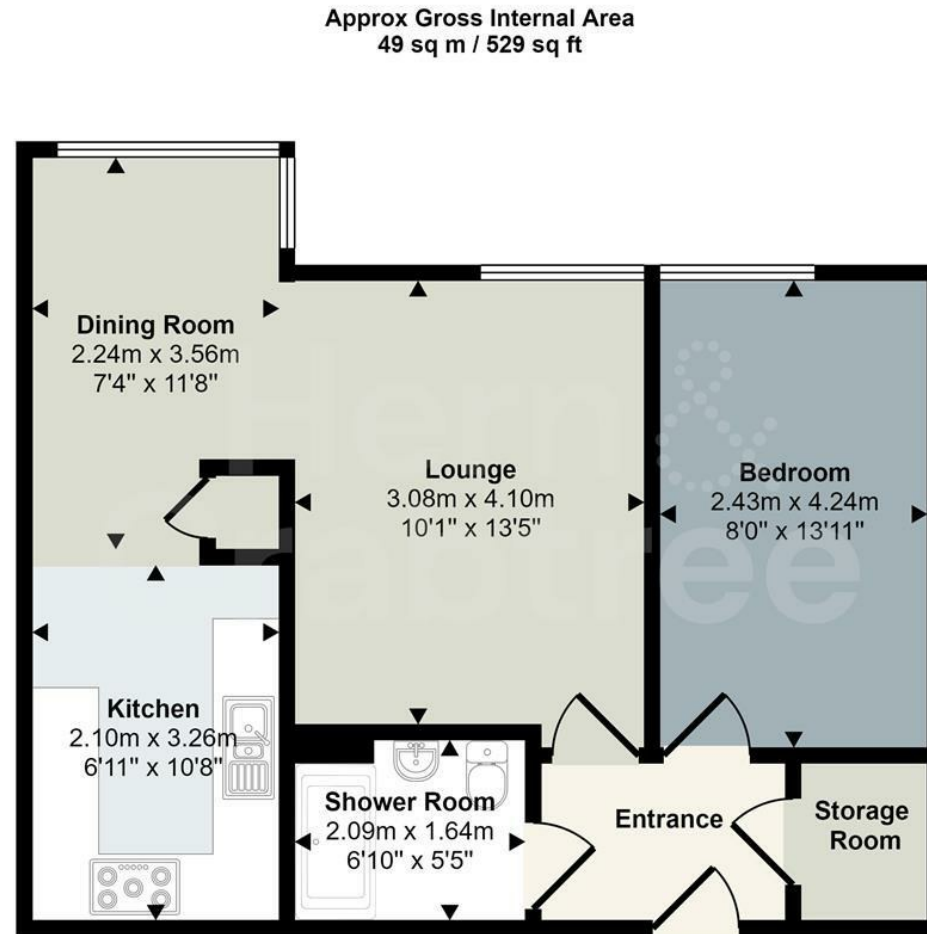
This will need to be verified by your legal representative.

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The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.

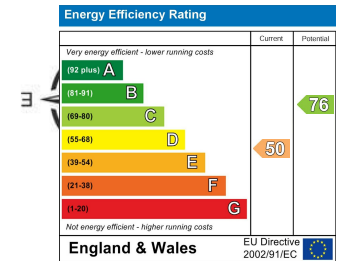






Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Good old-fashioned service with a modern way of thinking.



Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk

hern-crabtree.co.uk

304 Caerphilly Road, Heath, Cardiff, CF14 4NS



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