

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



BALACLAVA ROAD
PENYLAN



LANDING

LIVING ROOM
3.71m x 4.93m (12'2 x 16'2)

KITCHEN
2.82m x 2.24m (9'3 x 7'4)

MIDDLE BEDROOM
3.68m x 3.15m (12'1 x 10'4)

BATHROOM

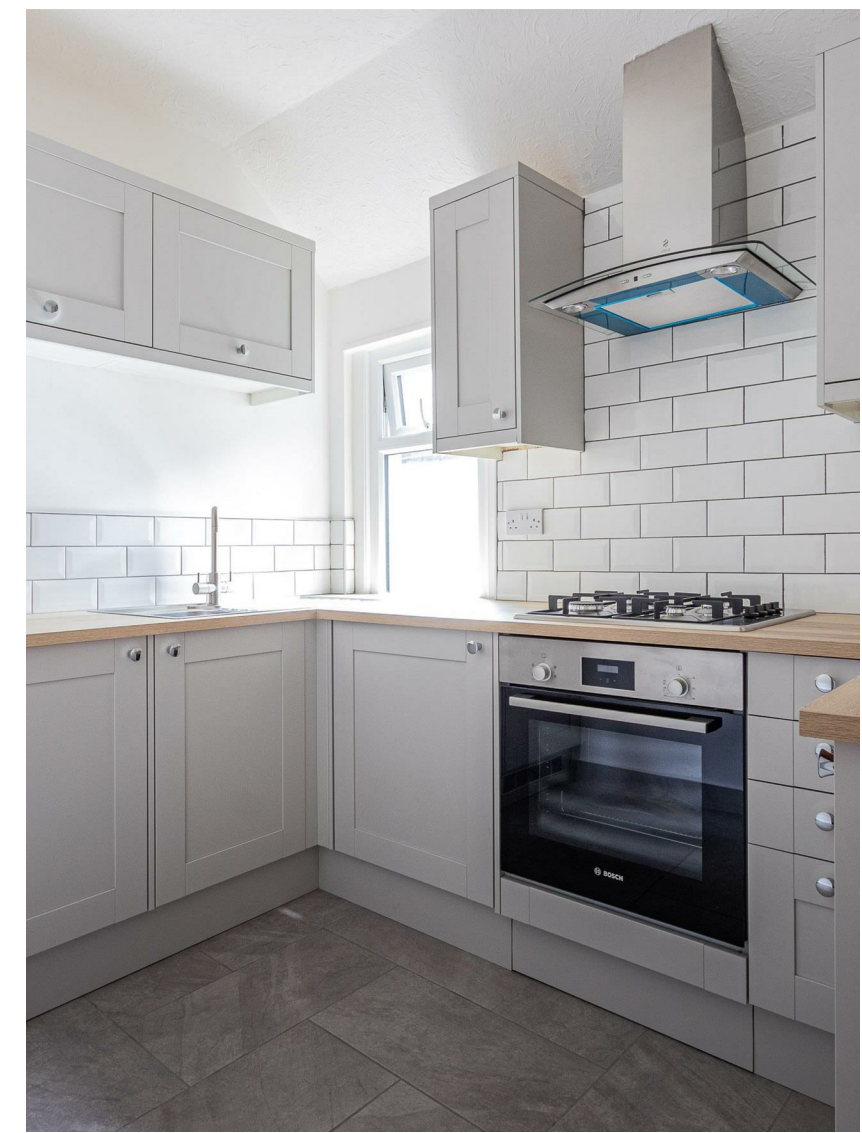
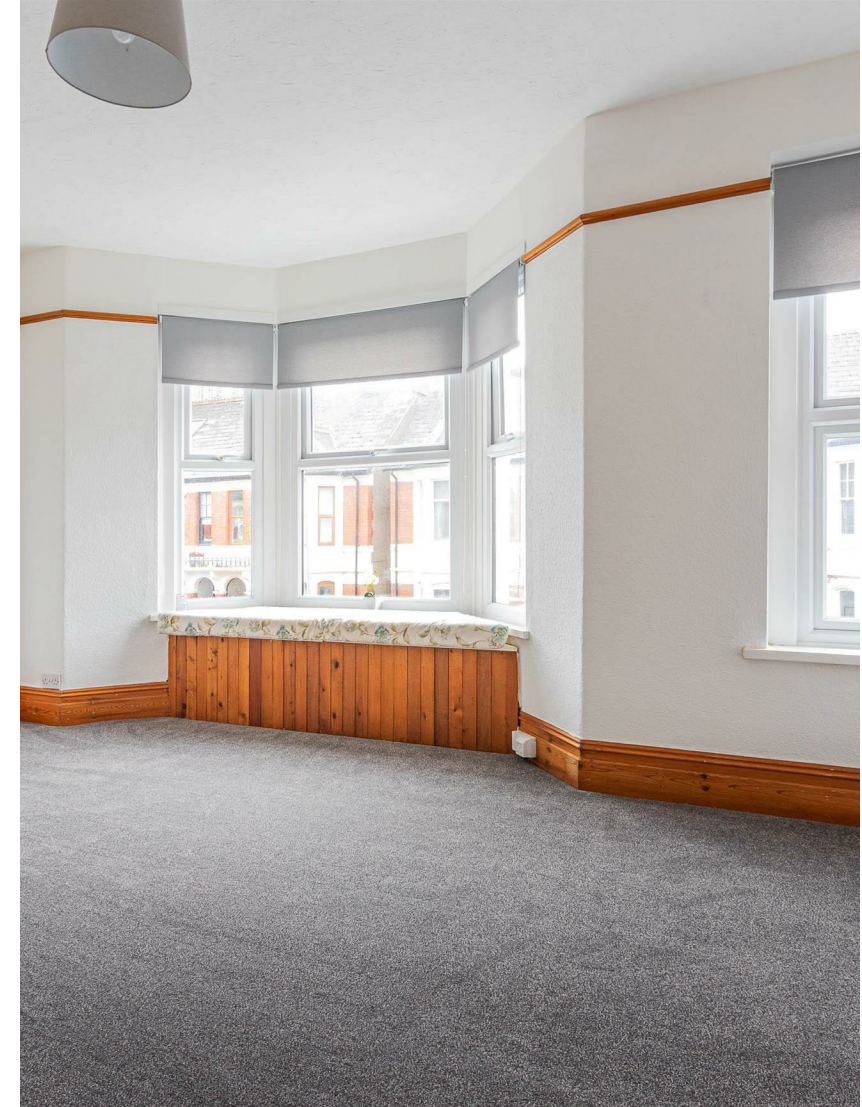
REAR BEDROOM
3.68m x 3.10m (12'1 x 10'2)

TENURE

Leasehold, with a new 99 year lease on completion. The property is sold with a 50% share of the freehold, but this is to be confirmed by your solicitor

COUNCIL TAX




Band - D



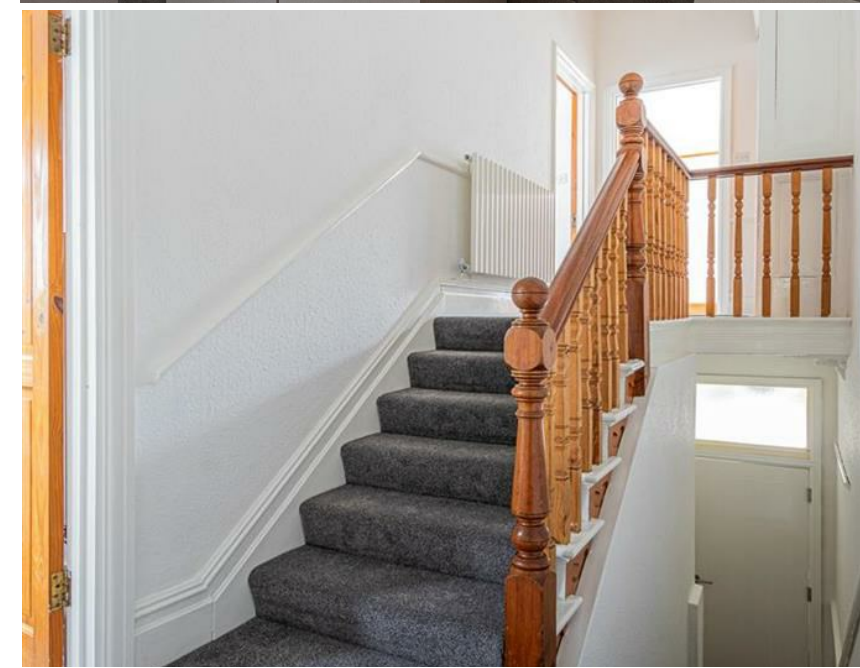


BALACLAVA ROAD

PENYLAN, CF23 5BB - £245,000

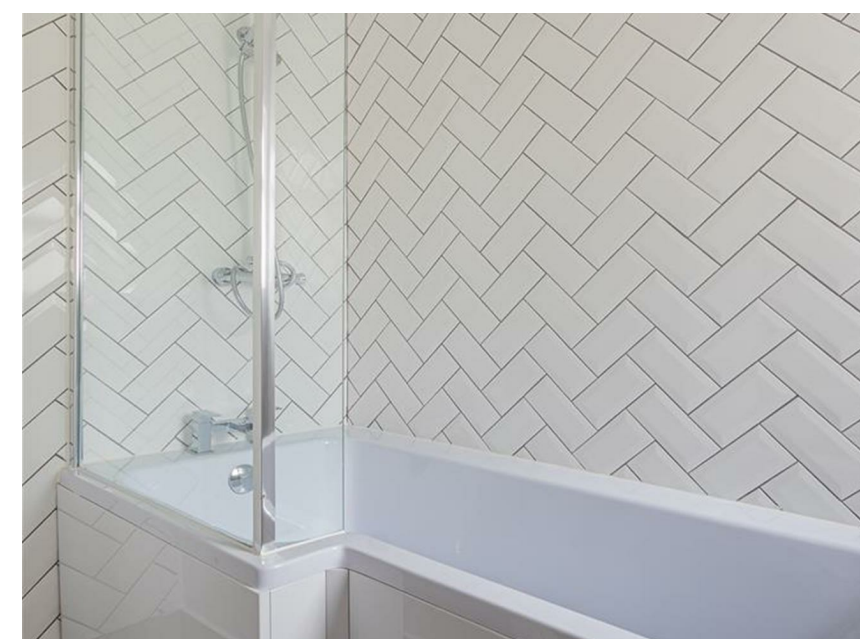
 2 Bedroom(s)  1 Bathroom(s)  721.00 sq ft

A recently renovated first floor apartment for sale. This spacious property has a bright, modern decor, mixed with some original character. Briefly offering a hall/ landing, large front living room, Two DOUBLE bedrooms, and new fitted MAGNET kitchen and Stylish bathroom. Offered to market with no onwards chain, and a share of the freehold. Located on Balaclava Road, in the heart of Penylan, you are just 1 street away from Wellfield road, and Roath Recreational ground. The property has been freshly painted, new carpets, flooring and windows throughout



PROPERTY SPECIALIST

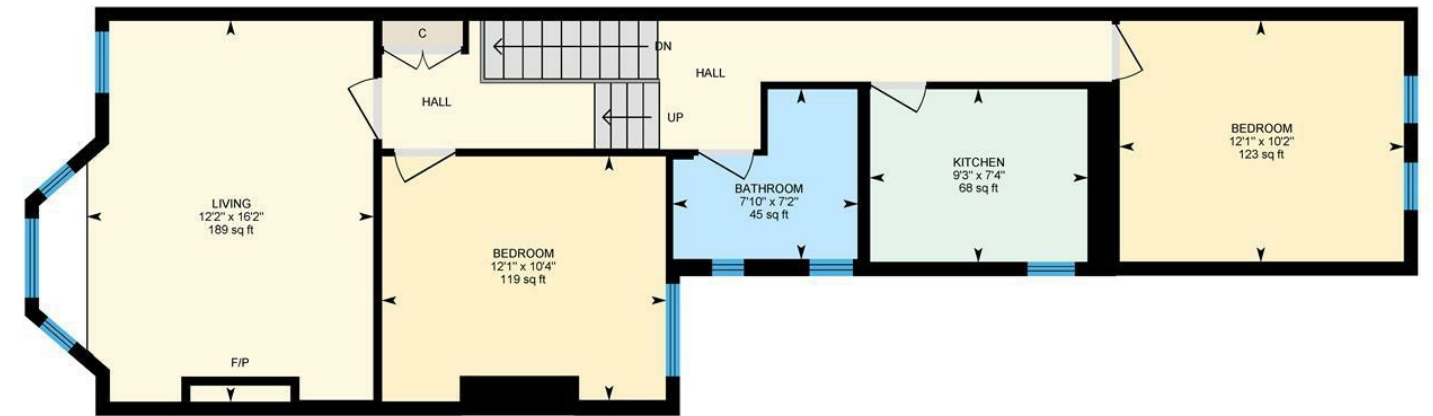
Mr Ramzy Bancroft
Ramzy@jeffreygross.co.uk
02920 499680
Branch manager





Balaclava Rd, Roath, CRF

1st Floor Apartment Interior Area 707.31 sq ft



PREPARED: 2023/09/21



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	