

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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PENLLINE STREET  
ROATH



# PENLLINE STREET

ROATH, CF24 3DF - £125,000

In the heart of Roath, in a great, central location is this very spacious and really nicely presented one bedroom, first-floor, furnished apartment. Located on Penlline Street, which connects City Road and Bedford Street, the property benefits from its on private entrance, accessed via Bedford Street. Internally, the property offers generously sized lounge/kitchen area, breakfast bar and excellent storage to the kitchen along with integrated appliances. To the rear of the property is a spacious double bedroom with good storage and the property is finished by a shower suite and two spacious storage cupboards, as well as its own entrance. This would make a great first home or Buy to let with a possible £750-775 per month rental income.

1 bedroom(s) 1 bathroom(s) 459.00 sq ft

## LOUNGE

## KITCHEN AREA

## SHOWER ROOM

## BEDROOM

## TENURE

The property is leasehold,, with approx 189 years remaining from 1985, but this is to be confirmed by your solicitor

## COUNCIL TAX

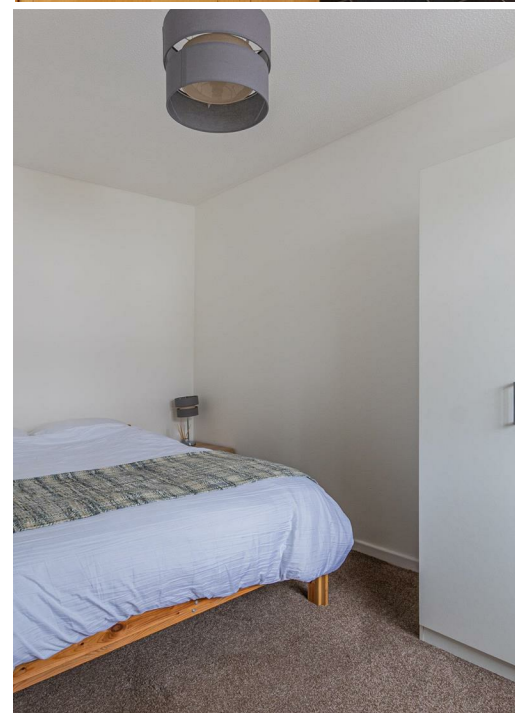
Band - C

## SERVICIE CHARGE & GROUND RENT

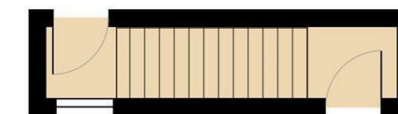
We have been informed there is a £30 annual ground rent, and no service charge, but a contribution to the building insurance - approx. £156 per year, but this is to be confirmed by your solicitor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(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	



## Penford Court, Roath



Total Area: 42.6 m<sup>2</sup> ... 459 ft<sup>2</sup>  
All measurements are approximate and for display purposes only