

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



MARLE CLOSE
PENTWYN



COMMUNAL ENTRANCE HALL

ENTRANCE HALL

LOUNGE / DINER

4.45m x 4.14m (14'7" x 13'7")

KITCHEN

1.83m x 3.28m (6' x 10'9")

BEDROOM ONE

3.94m x 3.45m (12'11" x 11'4")

EN SUITE

1.60m x 1.93m (5'3" x 6'4")

BEDROOM TWO

2.21m x 4.14m (7'3" x 13'7")

BATHROOM

2.06m x 2.01m (6'9" x 6'7")

TENURE

Leashold

COUNCIL TAX

Band D

PARKING

Allocated Parking




SERVICE CHARGE





MARLE CLOSE

PENTWYN, CF23 7EP - £150,000

 2 Bedroom(s)  2 Bathroom(s)  707.00 sq ft

*** Offers over £150,000 *** Jeffrey Ross are pleased to bring to the market this spacious two double bedroom ground floor apartment. The property comprises of communal entrance hall, entrance hall, open plan lounge / diner / kitchen, two double bedrooms, one with en-suite and family bathroom, off road parking. Outside there is a parking space for one car and communal grounds.

Situated withing a short walk to local shops and amenities as well as access to M4 / A48

** This property is being sold chain free **



PROPERTY SPECIALIST
Mrs Amanda Trinder
amanda@jeffreyross.co.uk
Senior valuer





Marle Close, Pentwyn, Cardiff

Marle CI, Pentwyn, CRF

Ground Floor Flat Interior Area 707.16 sq ft



0 3 6 ft



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	76	79
	EU Directive 2002/91/EC	