

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



MARLBOROUGH ROAD
PENYLAN



HALLWAY

GROUND FLOOR FLAT

FIRST FLOOR FLAT

GARDEN

GARAGE

TENURE

Freehold, but this is to be confirmed by your solicitor

COUNCIL TAX

Band -

SCHOOL CATCHMENT

Marlborough Primary School (year 2024-25)

Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)

Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)




* Subject to change & availability *





MARLBOROUGH ROAD

PENYLAN, CF23 5BZ - £500,000

 4 Bedroom(s)  2 Bathroom(s)  1350.00 sq ft

** 2 x FLATS & GARAGE - INVESTMENT OPPORTUNITY **

Located on the corner of Marlborough road is this great investment property. Currently split into TWO spacious flats. The ground floor is a very large one bedroom flat which boasts the private garden, and the upstairs flat has TWO bedrooms and scope to convert the loft. The property further benefits from a large detached garage which can be accessed independently on the side, and offers real potential to develop *subject to planning, into either a larger garage or coach house. Located just a short walk from local shops, parks and Cardiff city centre, this would be very attractive for professionals, and we would estimate a combined rent of roughly £2,500 per month. Offered with NO ONWARD CHAIN.



PROPERTY SPECIALIST

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



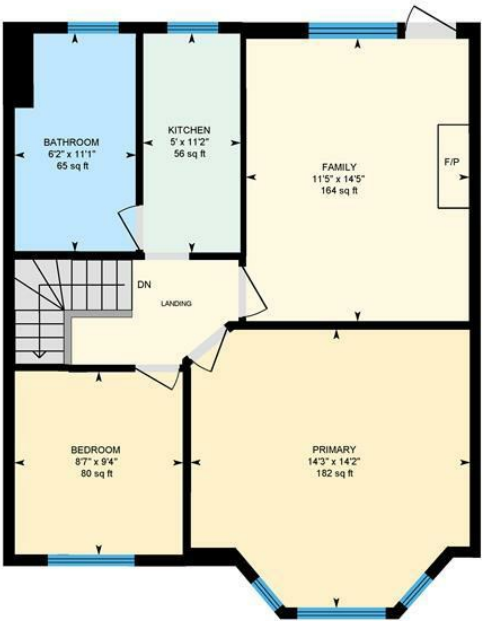


Marlborough Rd, Roath, CRF

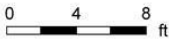
Main Building: Total Interior Area 1347.39 sq ft



Ground Floor



1st Floor



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	