

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



MARLBOROUGH ROAD  
PENYLAN



# MARLBOROUGH ROAD

PENYLAN, CF23 5BZ - £265,000 PCM

2 bedroom(s) 1 bathroom(s) 634.00 sq ft

A great size TWO bedroom first floor flat. Offering a separate modern kitchen, spacious lounge, Two bedrooms, and bathroom. Located in Penylan with a choice of parks and high street a short walk away. The property has a large loft space and scope to convert \* subject to planning & building regulations. Offered with NO ONWARD CHAIN.



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		
	64	76
England & Wales	EU Directive 2002/91/EC	

## PROPERTY SPECIALIST

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