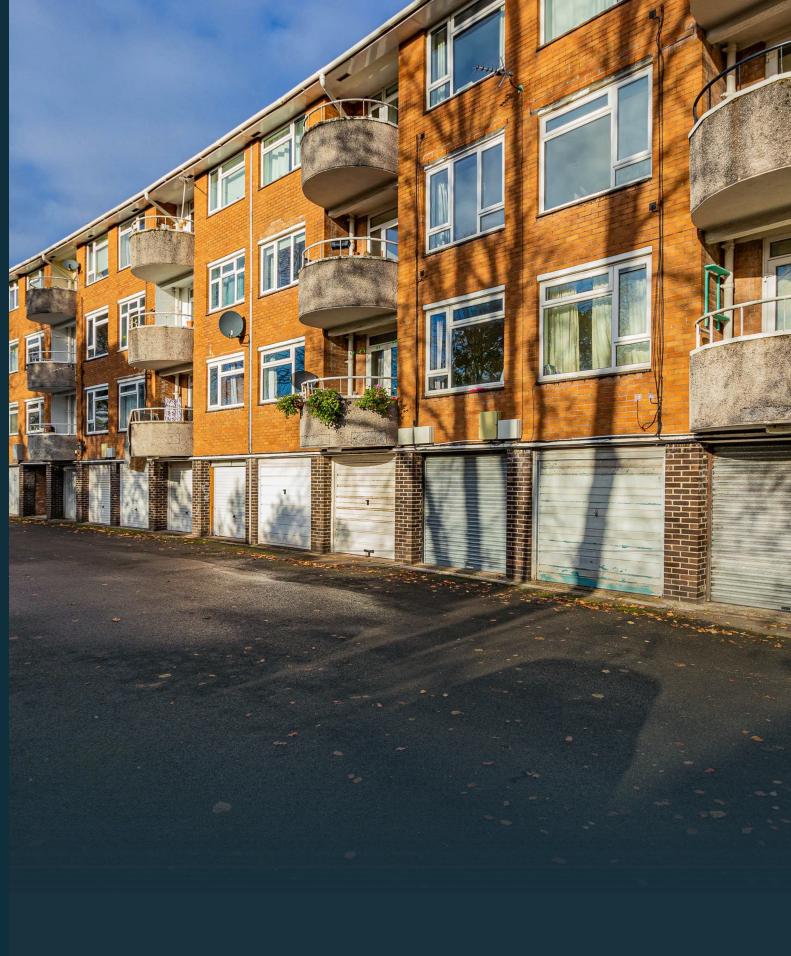
CARDIFF'S HOME FOR

STYLISH SALES

& LETTINGS



T Y- G W Y N R O A D

PENYLAN

JeffreyRoss



## ENTRANCE

LIVING ROOM 4.17m x 2.46m (13'8" x 8'1")

DINING ROOM 3.35m x 2.24m (11' x 7'4")

3.35m x 2.08m (11' x 6'10")

BEDROOM ONE 4.22m x 3.28m (13'10" x 10'9")

BEDROOM TWO 3.40m x 2.87m (11'2" x 9'5")

BATHROOM 1.73m x 2.03m (5'8" x 6'8")

GARAGE

STORAGE SHED

Leasehold, with an new 125 year lease on completion, but this is to be confirmed by your solicitor

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 availability \*

# COUNCIL TAX Band D

SERVICE CHARGE
We have been told by the seller the service charge is £105.79 pcm, with no ground rent







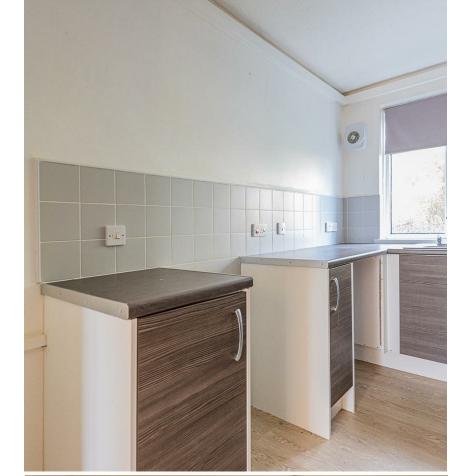
## TY-GWYN ROAD

PENYLAN, CF23 5JB - £185,000



## NEW TO MARKET

NEW TO MARKET
A spacious TWO bedroom apartment located in the popular HILLSIDE COURT development on TY GWYN ROAD. This property is situated on the "upper ground floor", and offers a generous size living dinner, balcony to rear with a south facing aspect, separate modern kitchen, bathroom, two double bedrooms and lots of built in storage. The property further benefits from a garage and a storage cupboard. Offered to market with no onward chain.















4th Floor Flat Interior Area 697.02 sq ft









