

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

TY-GWYN ROAD
PENYLAN





ENTRANCE

LIVING ROOM

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

DINING ROOM

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

KITCHEN

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

TENURE

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



2 Bedroom(s)



1 Bathroom(s)



774.00 sq ft

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.



PROPERTY SPECIALIST

Mr Ramzy Bancroft
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Branch manager





Hillside Court, Ty-Gwyn Road, Penylan, Cardiff

Ty-Gwyn Rd, Penylan, CRF

4th Floor Flat Interior Area 697.02 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.



iGUIDE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	71
(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