

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss






TY-GWYN ROAD
PENYLAN

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PENYLAN, CF23 5FA - £290,000

*** Offers Over £290,000 *** Jeffrey Ross are pleased to bring to the market this immaculate, spacious apartment in the heart of Penylan. The property briefly comprises of communal entrance hall, entrance hall, open plan modern kitchen / diner lounge with doors leading to outside space, two double bedrooms, one with en-suite and modern bathroom. This property is immaculately presented throughout and benefits from being fully air conditioned, has integrated appliances and can be sold fully furnished. Outside there is a communal garden off the open plan living and gated parking area with allocated space and two visitor spaces.

Offered for sale chain free.

 2 bedroom(s)  2 bathroom(s)  731.00 sq ft

COMMUNAL ENTRANCE HALL

ENTRANCE HALL

LOUNGE / KITCHEN / DINER

1.83m x 0.91mm (6'16 x 3'85m)

BEDROOM ONE

0.91mm x 0.91mm (3'15m x 3'50m)

EN- SUITE

BEDROOM TWO

0.91mm x 0.61mm (3'15m x 2'56m)

BATHROOM

OUTSIDE

Communal outside space with drying area.

TENURE

Leasehold - 999 years from 2015

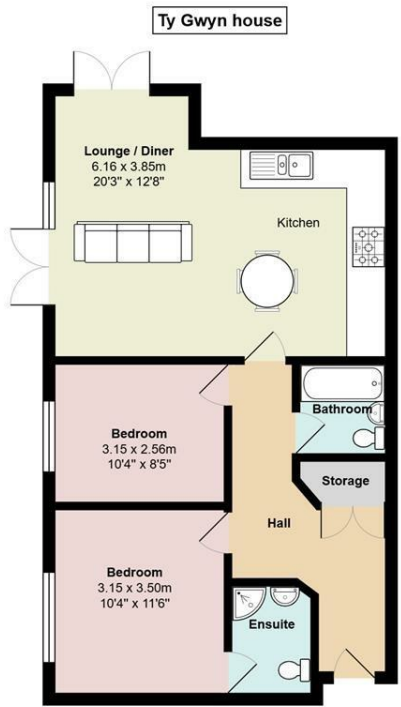
SERVICE CHARGE

Service Charge £1400

GROUND RENT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	83
(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



Total Area: 68.0 m² ... 732 ft²

All measurements are approximate and for display purposes only