

Jeffrey Ross

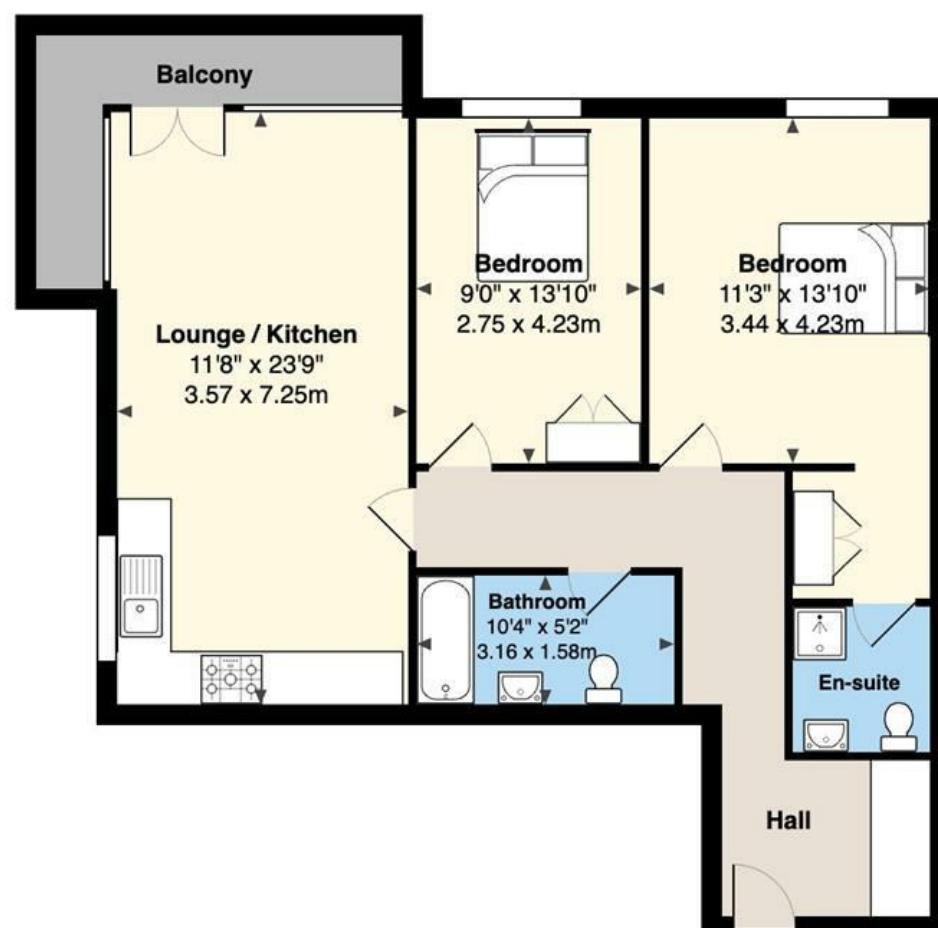
STYLISH SALES  
& LETTINGS  
CARDIFF'S HOME FOR



TY-GWYN ROAD

PENYLAN

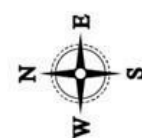




### Ty Gwyn House, Penylan

Total Area: 850 ft² ... 78.9 m²

All measurements are approximate and for display purposes only







Stylish and energy efficient home in the sought after area of Penylan bordering Cyncoed and Roath. Lift access to all floors gives this apartment mass market appeal.

Comments by - Mr Elliott Hooper-Nash



## TY-GWYN ROAD

PENYLAN, CF23 5FA - ASKING PRICE - £285,000



2 Bedroom(s)



2 Bathroom(s)



850.04 sq ft

Nestled in the desirable area of Penylan, Cardiff, this modern purpose-built apartment on Ty-Gwyn Road offers a delightful blend of comfort and convenience. Constructed in 2015, this energy-efficient home spans an impressive 850 square feet, providing ample space for both relaxation and entertaining.

The apartment features two well-proportioned bedrooms, ensuring a peaceful retreat for residents. With two bathrooms, including an en-suite, morning routines and guest visits are effortlessly accommodated. The inviting reception room serves as the heart of the home, perfect for unwinding after a long day or hosting friends and family.

One of the standout features of this property is the charming balcony, which boasts lovely views across Cardiff, making it an ideal spot for enjoying a morning coffee or an evening glass of wine. The apartment also benefits from allocated parking, a valuable asset in this bustling area, and lift access to all floors, ensuring ease of movement for all residents.

This apartment is not only a stylish living space but also a practical choice for those seeking a modern lifestyle in a vibrant community. With its contemporary design and thoughtful amenities, this property is sure to appeal to a wide range of buyers or renters looking to make Penylan their home.

### PROPERTY SPECIALIST

**Mr Elliott Hooper-Nash**  
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Director







**Communal Entrance Hall**  
Communal corridor with lift and stairs to upper floors.

**First Floor Apartment**

**Entrance Hall**  
Video entry system.

**Kitchen / Living / Dining**  
7.23m x 3.58m (23'8" x 11'8")  
Double glazed patio doors leading onto balcony.

**Balcony**  
Views across Cardiff and of the Principality Stadium.

**Bedroom One**  
4.24m x 3.43m (13'10" x 11'3")  
Opening to dressing area.

**En-suite**  
1.79m x 1.69m (5'10" x 5'6")

**Bedroom Two**  
4.24m x 2.74m (13'10" x 8'11")

**Bathroom**  
3.15m x 1.57m (10'4" x 5'1")

**Outside**  
Remote controlled electric entrance gates. Allocated Parking space.

**Tenure**  
We have been advised the property is Leasehold with 999 years from 1st January 2015, this is to be confirmed by your legal advisor

**Service Charge**  
Approximately £120 per month / £1,440 per year which includes building insurance, lift and gate maintenance, communal maintenance etc.

**Ground Rent**  
Peppercorn Ground Rent

**Council Tax**  
Band - E

**School Catchment**  
My English medium primary catchment area is Marlborough Primary School (year 2024-25)

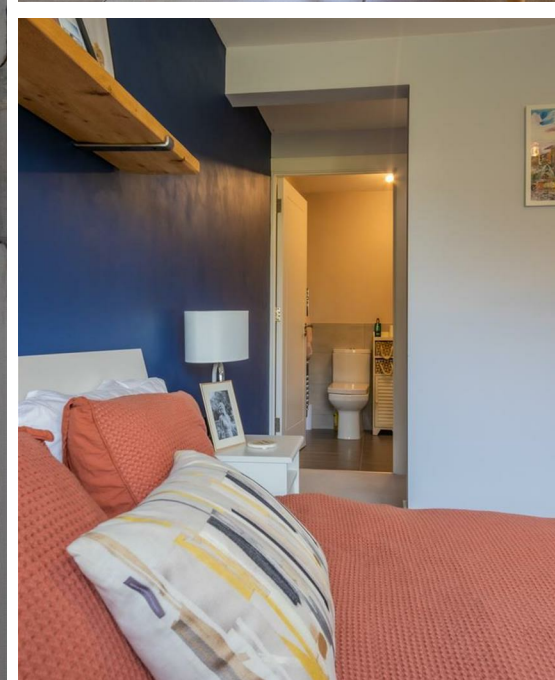
My English medium secondary catchment area is Cardiff High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Y Berllan Deg (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

**Additional Information**  
Rental potential of an apartment like this is circa £1,200 to £1,300pcm - 5.4% return before charges,  
Walking distance to the local amenities of Roath Park and Wellfield Road.  
Ease of access to to the M4  
Shared communal Garden  
Gated development  
Visitor Parking  
Bin Store.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC









