

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



TYGWYN ROAD  
PENYLAN





## COMMUNAL ENTRANCE HALL

### ENTRANCE HALL

with loft ladder and access to loft with insulation and boarding.

### LOUNGE / DINING ROOM

5.40m x 3.83m (17'8" x 12'6" )

### KITCHEN

2.57m x 2.83m (8'5" x 9'3" )

### BEDROOM ONE

4.38m x 2.58m (14'4" x 8'5" )

### BEDROOM TWO

2.15m x 4.38m (7'0" x 14'4" )

### SHOWER ROOM

### COMMUNAL GARDENS / GROUNDS

### TENURE

Share of Freehold - lease of 999 years from

### COUNCIL TAX

Band D

### SERVICE CHARGE

£269.82 pcm including water, window cleaning, maintenance of communal areas and communal gardens.

### GROUND RENT

£0.00








## TYGWYN ROAD

PENYLAN, CF23 5JU - £182,500

 2 Bedroom(s)  1 Bathroom(s)  581.00 sq ft

Jeffrey Ross are pleased to bring to the market this immaculate two double bedroom apartment in the heart of Penylan. The property briefly comprises of communal entrance hall, entrance hall, good size open plan lounge / dining room overlooking beautifully maintained communal grounds modern kitchen with integrated appliances, two double bedrooms and modern bathroom, A lovely example of sheltered housing with benefits such as onsite parking, laundry room, communal lounge and warden. Situated with close proximity to local shops, parks amenities as well as Cardiff City centre.



### PROPERTY SPECIALIST

Mrs Amanda Trinder  
amanda@jeffreyyross.co.uk  
Senior valuer

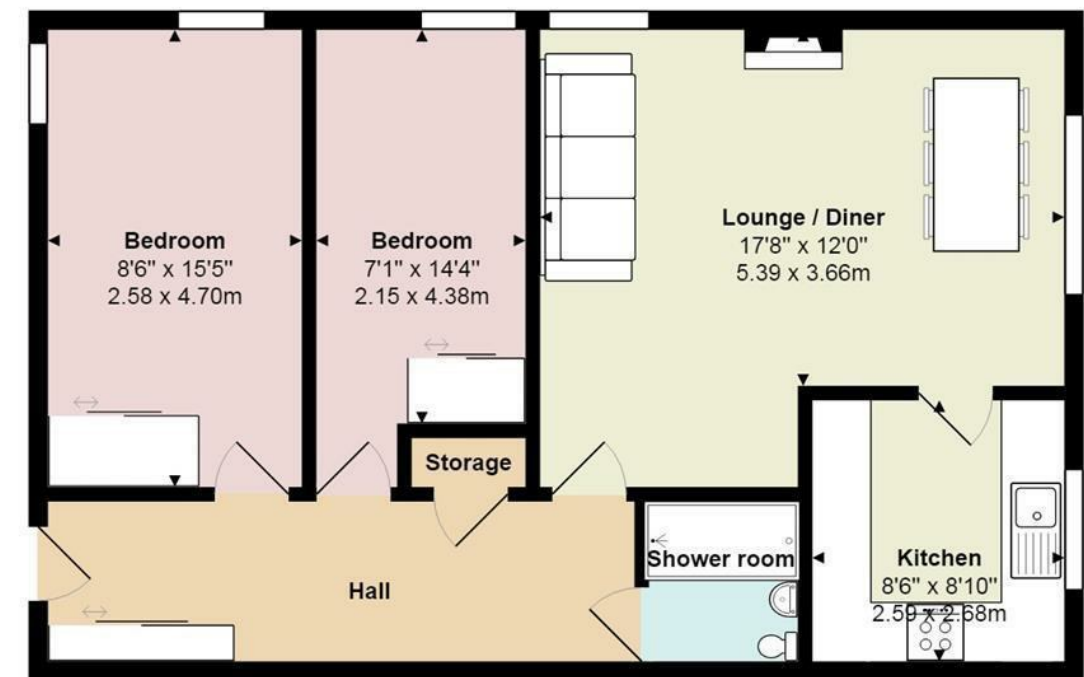






Tygwyn Road, Penylan, Cardiff

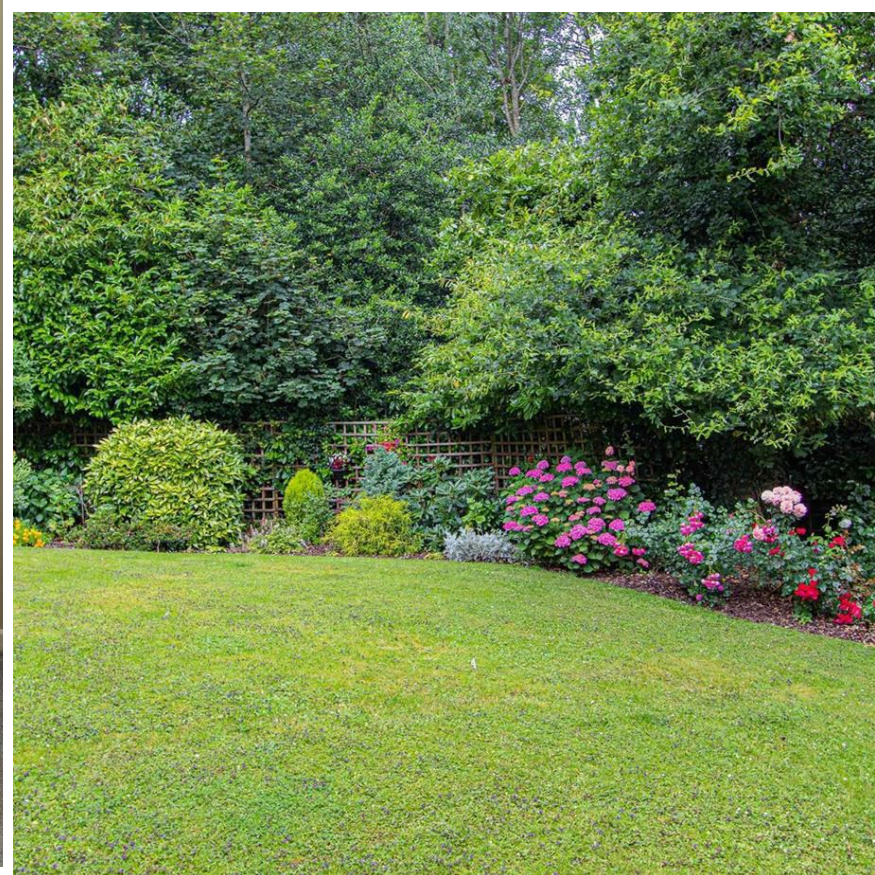
## Gwent house, Glenside court



### First Floor

Total Area: 730 ft² ... 67.8 m²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	