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Responsibility is not accepted for errors made by others in scaling this drawing. All construction information should be taken from figure dimensions only.

0mm 50mm  
**A3** Original Sheet Size

**FINISHES KEY:**

- A : SLATE GREY ROOFING & RIDGE TILES
- B : ANTRACITE GREY UPVC DOUBLE GLAZED WINDOWS & DOORS
- C : BLACK RAINWATER GOODS ON BLACK FASCIA
- D : WHITE SMOOTH FACED RENDERED EXTERNAL WALLS
- E : TRESPA METEON ANTRACITE GREY CLADDING



**South West (Front) Elevation**  
1 : 100

**Planning Issue**

03/08/21	D	PL	GM	Parking & cycle store revised
07/07/21	C	PL	GM	Balconies added & width reduced
28/10/20	B	PL	GM	Parking and access amended
18/08/20	A	PL	GM	Parking and access amended
date	rev	name	chk	note



Subsidiary Design: Feasibility, Planning, Building Control, Construction Details, Customer Support  
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**PROJECT**  
Demolition of existing building and erection of new development to form 6 no flats  
8 The Retreat, Penylan Rd, Cardiff, CF23 5QZ

**DRAWING TITLE**  
Elevations 1 of 2 as Proposed

SCALE	DATE	DRAWN BY	CHECKED BY
1 : 100	14/06/19	PL	GM

DRAWING NUMBER	REVISION
P512b	L_210



**South West Elevation**  
1 : 100

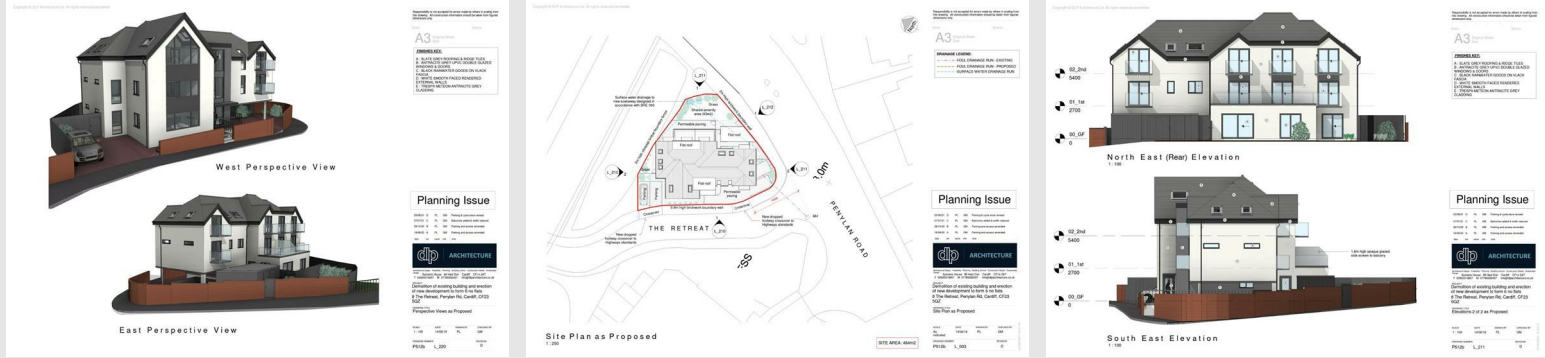
**8 The Retreat, Cardiff, CF23 5QZ**  
**Offers Over £575,000**

 11  11  6  D



# 8 The Retreat, Cardiff, CF23 5QZ

## Offers Over £575,000



### Description

Unlock the potential of Penylan with this exceptional development opportunity. Currently operating as a 9-bedroom HMO, this expansive property is primed for transformation. With approved plans (reference 20/01176/MNR) already in place, envision a development of 6 individual apartments, comprising 5 two-bedroom units and a single one-bedroom unit, spread across three floors.

Located in the heart of Penylan, Cardiff, this property offers more than just bricks and mortar; it offers a lifestyle. Future residents will revel in the historic charm of Penylan, with Roath Park Lake and gardens, and a plethora of unique eateries just a short stroll away. The convenience of city living is balanced with the tranquility and community spirit that Penylan is renowned for.

The property's generous plot size of 0.11 acres ensures ample space for each unit, with potential for landscaping and communal areas. Additionally, the no onward chain status ensures a smooth transition for developers eager to embark on this project.

In an area where demand for quality housing is high, this development opportunity is not just an investment in property, but an investment in the future of Penylan. Whether you're an established developer or looking for your next project, this property promises a return on investment both financially and in the lasting legacy it will provide to the community.

The vendor has informed us that the development was valued by Savills back in 2020 at £1,700,000.





Ground Floor  
1 : 100

Energy Efficiency Rating	
Current	Potential
	80
66	

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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions  
 (82 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not environmentally friendly - higher CO<sub>2</sub> emissions  
 EU Directive 2002/91/EC  
 England & Wales

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