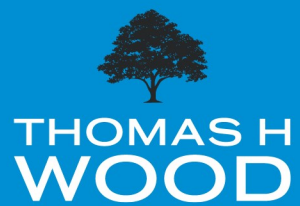




Marle Close,  
Pentwyn, Cardiff,  
CF23 7EP



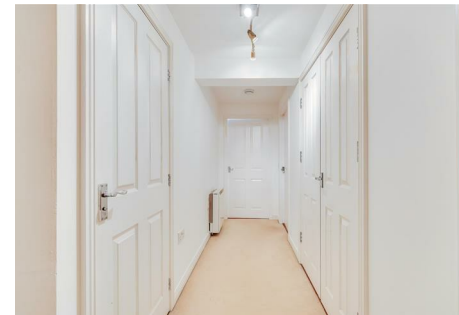
PCM  
£1,000 PCM

2 Bedrooms  
Flat - First Floor

A first class two bedroom apartment on the first floor of this attractive and very well maintained development in the most convenient of locations. En suite shower room to main bedroom. Secure intercom entry system. Unfurnished with kitchen appliances. Off road parking / Bicycle storage. Within 2km of M4 at J30 / A48 nearby. Waitrose supermarket and Spire Hospital within a short walk. Council Tax band D. EPC rating B. Available April 2026 for minimum initial twelve month term.

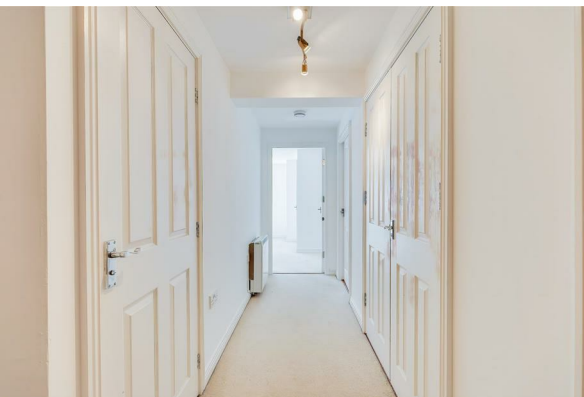
## Features

- Quality First Floor Apartment
- Two Bedrooms/En Suite Shower Room to Main
- Council Tax Band D/EPC Rating B
- Spacious Living Room onto Kitchen
- Unfurnished with Kitchen Appliances
- Allocated Off Road Parking/Bicycle Storage
- Convenient Location for J30 of M4/A470
- Waitrose and Spire Hospital Nearby
- Available April 2026/Minimum 12 Month Term
- No Smoking/No Pets



## Information

- Tenure:
- Council Tax Band: D
- Floor Area: 818.00 sq ft
- Current EPC Rating: B
- Potential EPC Rating: B



2 BEDROOMS



2 BATHROOMS



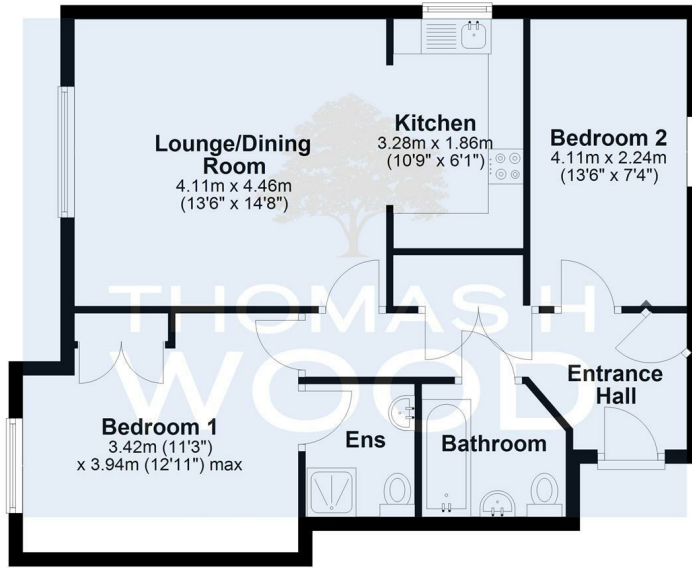
1 RECEPTION ROOMS



ENERGY RATING: B

### Ground Floor

Approx. 64.2 sq. metres (690.9 sq. feet)

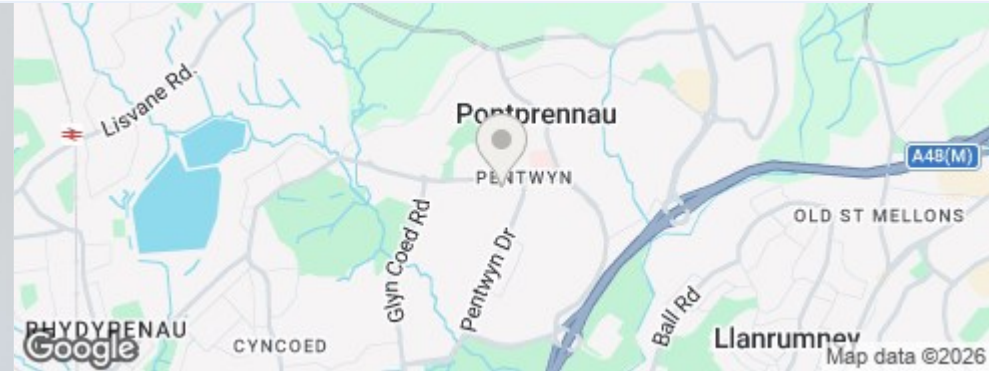


Total area: approx. 64.2 sq. metres (690.9 sq. feet)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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			
<b>England &amp; Wales</b>		81	85
EU Directive 2002/91/EC			



#### CONTACT

sales@thomashwood.com  
02920 626 252  
thomashwood.com

#### WHITCHURCH BRANCH

14 Park Road,  
Whitchurch  
CF14 7BQ

#### RADYR BRANCH

5 Station Road,  
Radyr, Cardiff  
CF15 8AA