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CARDIFF

VALE

CAERPHILLY

BRISTOL



Ty-Gwyn Road  
PENYLAN



Comments by Mr Ramzy Bancroft



**Property Specialist**  
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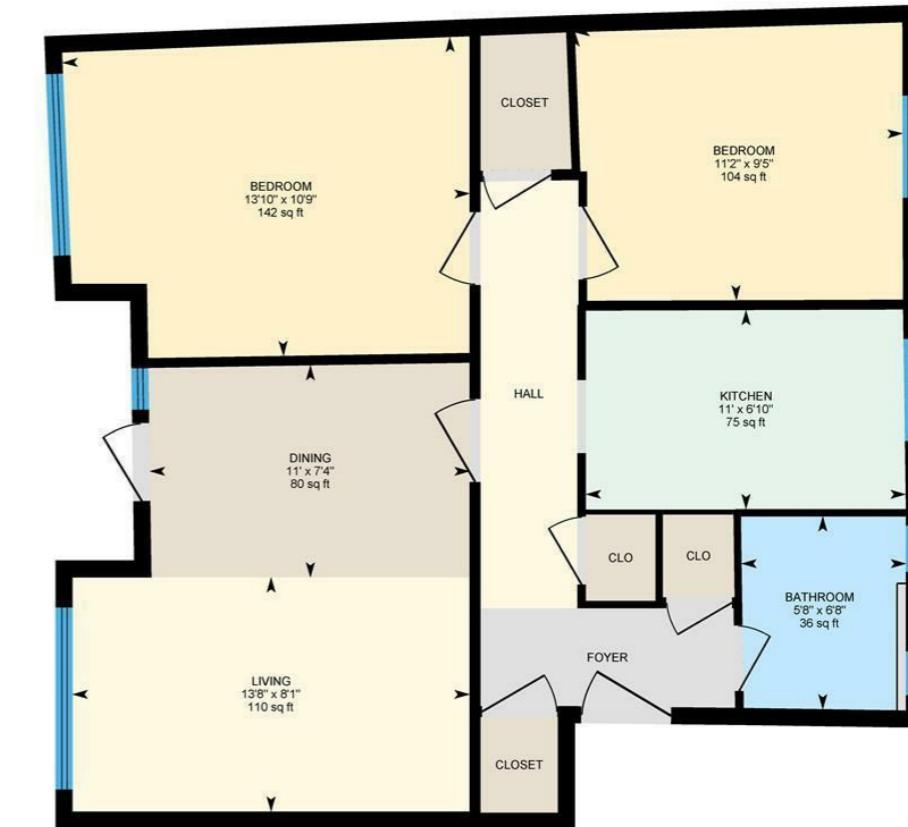
*A great size 2 bed apartment with garage, balcony and no chain*

Comments by the Homeowner



## Ty-Gwyn Rd, Penylan, CRF

4th Floor Flat Interior Area 697.02 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



iGUIDE



# Ty-Gwyn Road

Penylan, Cardiff, CF23 5JB

Asking Price

£185,000



2 Bedroom(s)



1 Bathroom(s)



774.00 sq ft



Contact our  
**Penylan Branch**

02920 499680

## NEW TO MARKET

A spacious TWO bedroom apartment located in the popular HILLSIDE COURT development on TY GWYN ROAD. This property is situated on the "upper ground floor", and offers a generous size living dinner, balcony to rear with a south facing aspect, separate modern kitchen, bathroom, two double bedrooms and lots of built in storage. The property further benefits from a garage and a storage cupboard. Offered to market with no onward chain.

**Entrance****Living Room** 13'8" x 8'1" (4.17m x 2.46m)**Dining Room** 11' x 7'4" (3.35m x 2.24m)**Kitchen** 11' x 6'10" (3.35m x 2.08m)**Bedroom One** 13'10" x 10'9" (4.22m x 3.28m)**Bedroom Two** 11'2" x 9'5" (3.40m x 2.87m)**Bathroom** 5'8" x 6'8" (1.73m x 2.03m)**Garage****Storage Shed****Tenure**

Leasehold, with an new 125 year lease on completion, but this is to be confirmed by your solicitor

**School Catchment**

Marlborough Primary School (year 2024-25)  
Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)  
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)  
\* Subject to availability \*

**Council Tax**

Band D

**Service Charge**

We have been told by the seller the service charge is £105.79 pcm, with no ground rent





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	71
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

