



Sheppard  
& Bear

Clarendon Road | Penylan | Cardiff | CF23 9JD

Asking price £150,000



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Nestled in the desirable area of Penylan, Cardiff, this charming flat on Clarendon Road presents an excellent opportunity for first-time buyers. Spanning 571 square feet, the property boasts two well-proportioned bedrooms, making it ideal for individuals or small families seeking a comfortable living space.

Upon entering, you will find a welcoming living/dining room, perfect for entertaining guests or enjoying quiet evenings at home. The flat features a refitted modern kitchen, equipped with contemporary appliances and ample storage, ensuring that cooking is a pleasure rather than a chore. The bathroom is conveniently located and offers a functional space.

The location is particularly advantageous, with a variety of amenities just a short stroll away. Families will

- Two bedrooms
- Living/dining room
- Flat in Penylan, Cardiff
- Near Welsh and English schools
- Ideal for first-time buyers
- Modern kitchen
- Bathroom
- Close to A48 and M4
- Walking distance to amenities
- No onward chain

**Entrance hall**

**Living/dining room**

16'7" x 10'7" (4.88m x 3.05m)

**Kitchen**

12'4" x 7'3" max (3.66m x 2.13m max)

**Bathroom**

7'8" max x 4'5" (2.13m max x 1.22m)

**Bedroom one**

16'9" x 8'9" (4.88m x 2.44m)

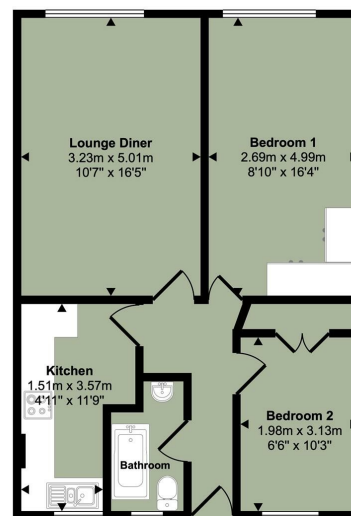
**Bedroom two**

10'5" x 6'5" (3.05m x 1.83m)

**Outside**



Approx Gross Internal Area  
53 sq m / 571 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band C  
EPC Rating C

Cyncoed  
Cardiff  
CF23 6SZ  
02921 051927  
gavin@sheppardandbear.com