Marlborough Road

PENYLAN

www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL

A superbly presented two bedroom Garden flat in the heart of Penylan with a great GARDEN OFFICE

Comments by Mr Ramzy Bancroft

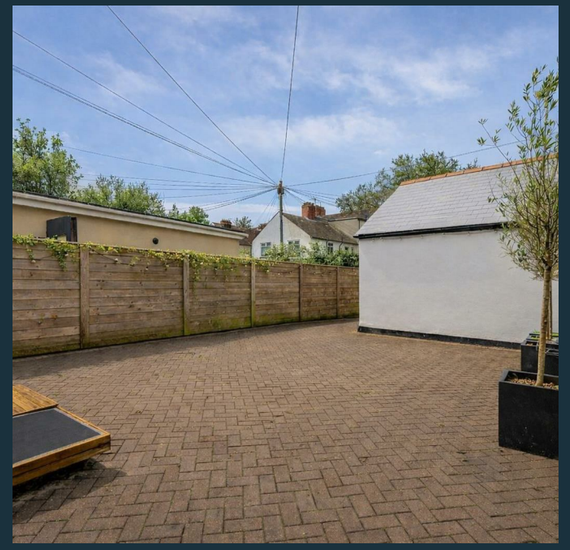
Property Specialist

Mr Ramzy Bancroft

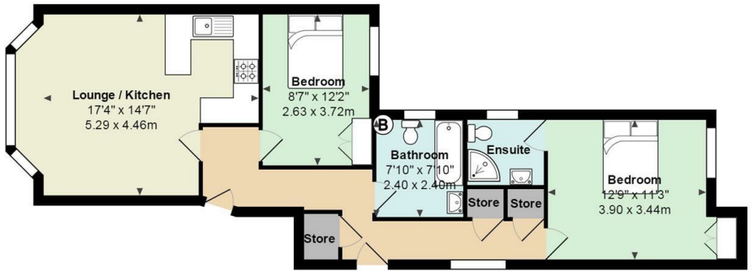
Branch manager

Ramzy@jeffreyross.co.uk

Comments by the Homeowner

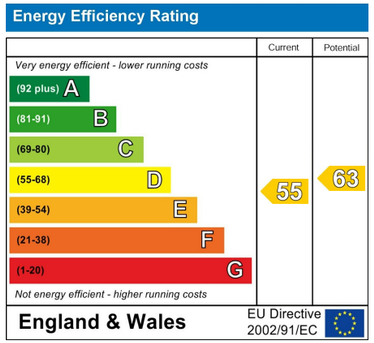


Marlborough Road, Penylan



Total Area: 752 ft² ... 69.9 m²

All measurements are approximate and for display purposes only



Lounge/ Kitchen 17'4" x 14'7" (5.28m x 4.45m)

Bedroom One 8'7" x 12'2" (2.62m x 3.71m)

Storage Cupboard

Bathroom 7'10" x 7'10" (2.39m x 2.39m)

Bedroom Two -En Suite 12'9" x 11'3" (3.89m x 3.43m)

Tenure

Leasehold, with approx 120 years remaining, but this is to be confirmed by your solicitor

School Catchment

Marlborough Primary School (year 2019-20
Note Howardian Primary catchment area yet to be established
Applications are welcomed
Cardiff High School (year 2019-20)
Ysgol Y Berllan Deg (year 2019-20)
Note Ysgol Hamadryad catchment area yet to be established
Applications are welcomed
Ysgol Gyfun Gymraeg Bro Edern (year 2019-20)

Subject to Change and Availability

Service Charge

The service charge will be in the region of £600 per year, but this is to be confirmed by your solicitor

Ground Rent

We have been informed the ground rent will be in the region of £200 per year, but this is to be confirmed by your solicitor

Marlborough Road

Penylan, Cardiff, CF23 5BX

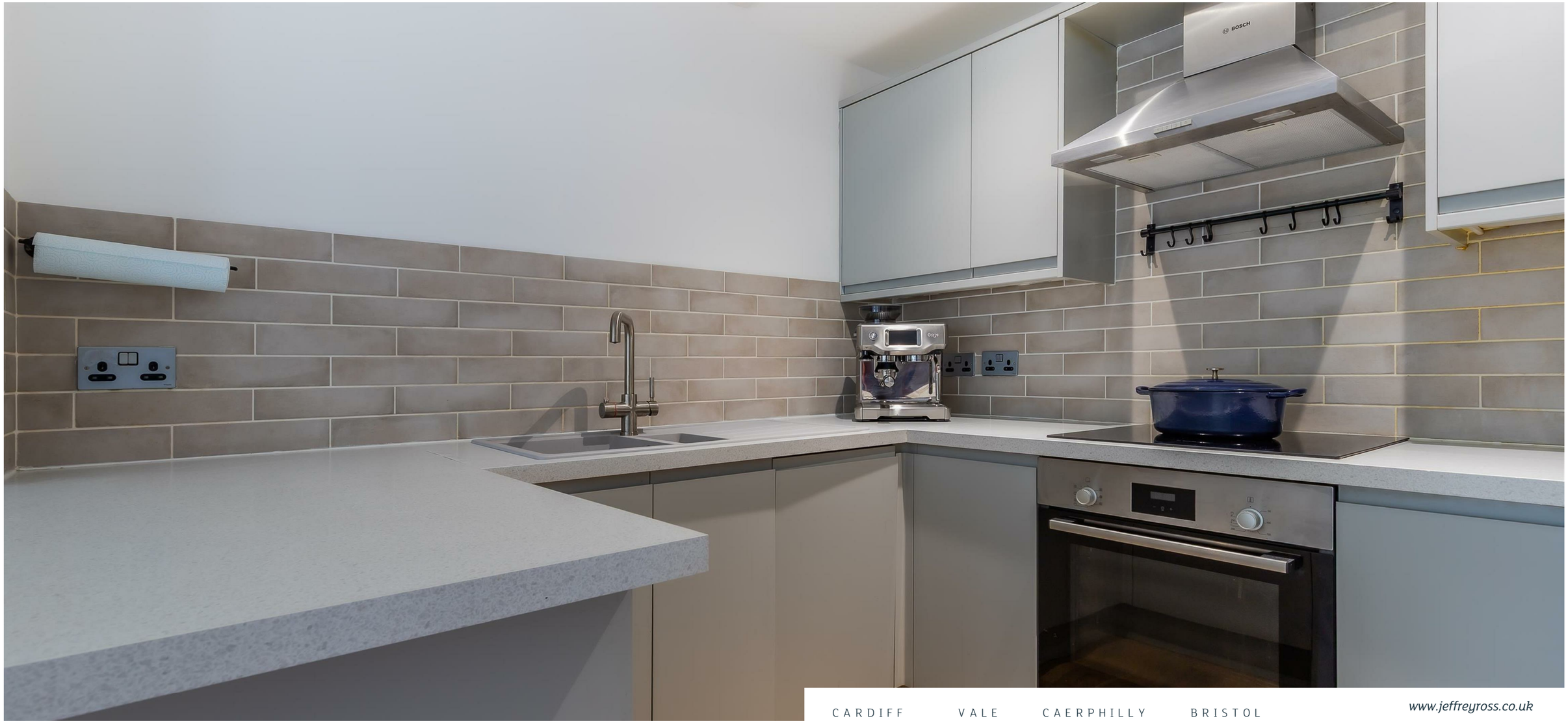
Offers Over

£350,000

2 Bedroom(s) 2 Bathroom(s) 796.00 sq ft

Contact our
Penylan Branch
02920 499680

* GARDEN FLAT * GARDEN STUDIO *
We are pleased to offer for sale this stunning property. An extremely rare opportunity to buy a GROUND FLOOR GARDEN APARTMENT, in the heart of Penylan. The property is well proportioned with 2 double bedrooms, ensuite shower room, bathroom and open plan living kitchen area with a contemporary fitted kitchen. Further benefiting a super Office / studio in the garden, which has a multiple of possible uses, and ideal home office, gym or
This spacious property has been freshly decorated throughout, giving the flat a bright and contemporary look. This property offers a great size & South facing private garden, independent side access & lane access with an option of parking a small car off road.
Offered with no chain.


BOSCH