



## Flat 18

Tygwyn Road | Penylan | Cardiff | CF23 5JS

Asking price £130,000



Sheppard  
& Bear



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# Flat 18

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Nestled in the charming area of Penylan, Cardiff, this delightful first-floor flat on Tygwyn Road offers a perfect blend of comfort and convenience, particularly suited for those seeking a retirement property. Spanning 512 square feet, the flat features an open plan lounge, dining, and kitchen, creating a spacious and inviting atmosphere for relaxation and entertaining.

The property comprises one well-proportioned bedroom and a shower room, ensuring all essential amenities are readily available. Recently fitted double glazing enhances energy efficiency and provides a peaceful living environment. Residents will appreciate the added convenience of a lift, making access to the flat effortless.

- First floor retirement flat
- Open-plan lounge/kitchen/dining room
- Shower room
- Communal lounge available
- Onsite manager for support
- Laundrette for residents
- Communal gardens to enjoy
- Emergency pull cord system
- Near bus stop for easy travel
- New double glazing installed

## Entrance hall

## Living room

13'9" x 10'5" (3.96m x 3.05m)

## Dining area

9'4" x 7'7" (2.74m x 2.13m)

## Kitchen

14'2" x 7'10" (4.27m x 2.13m)

## Bedroom

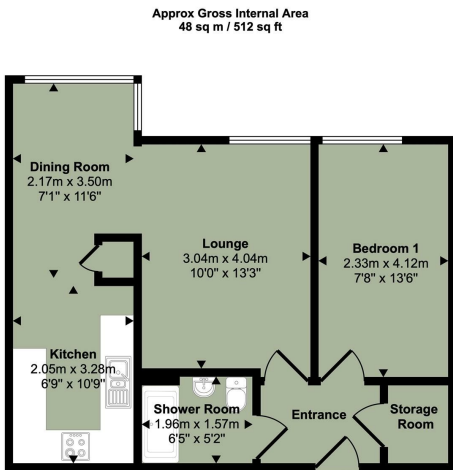
14'6" x 8'2" (4.27m x 2.44m)

## Shower room

6'9" x 5'4" (1.83m x 1.52m)

## Outside and parking

## Additional information



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                                   |         | 76                         |
| (55-68) D                                   |         |                            |
| (39-54) E                                   | 50      |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

Council Tax Band D  
EPC Rating E

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