



## Flat 1

Penylan Road | Roath | Cardiff | CF23 5HX

**£1,000 PCM**



Stag Properties

# Flat 1

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Nestled in the charming area of Roath, Cardiff, this delightful one-bedroom flat on Penylan Road offers a perfect blend of comfort and convenience. Ideal for individuals or couples, this property presents an excellent opportunity for those seeking a modern living space in a vibrant neighbourhood.

Upon entering, you will find a well-designed layout that maximises space and light. The living area is inviting, providing a warm atmosphere for relaxation or entertaining guests. The bedroom is generously sized, ensuring a peaceful retreat at the end of the day. The bathroom is fitted with

- 1-bedroom flat in Roath
- Spacious living area
- Easy access to transport
- Quiet residential area
- Secure entry system
- Modern bathroom design
- Close to local amenities
- Ideal for singles or couples
- Near parks and schools
- Viewing highly recommended



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Council Tax Band C  
EPC Rating D

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