Flat 1

Tygwyn Road | Penylan | Cardiff | CF23 5JS

Price £178,500

Sheppard & Bear

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Nestled in the desirable area of Penylan, Cardiff, this charming ground floor flat on Tygwyn Road offers a perfect blend of comfort and convenience, particularly suited for those seeking a retirement property. Spanning an impressive 629 square feet, this flat boasts its own separate entrance, ensuring privacy and ease of access with no steps to navigate.

The accommodation features two well-proportioned bedrooms, providing ample space for relaxation or guests. The open plan lounge and dining area seamlessly connects to the kitchen, creating a welcoming environment ideal for both entertaining and everyday living. Recently refurbished, the shower room adds a modern touch to the property, enhancing its appeal.

- Ground floor retirement flat
- No steps, easy access
- Open plan lounge/diner
- No onward chain
- New windows with FENSA certificate
- Own separate entrance
- Two bedrooms
- Newly refurbished shower room
- Popular Penylan location
- Viewing recommended

Entrance hall

Lounge/diner
18’0” max (into bay and door recess) x 12’3” max (5.49m max (into bay and door recess) x 3.66m max)

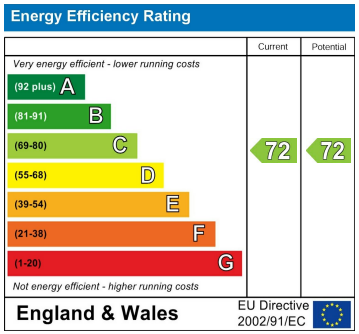
Kitchen
10’4” x 6’9” (3.05m x 1.83m)

Bedroom one
12’5” max x 9’7” (3.66m max x 2.74m)

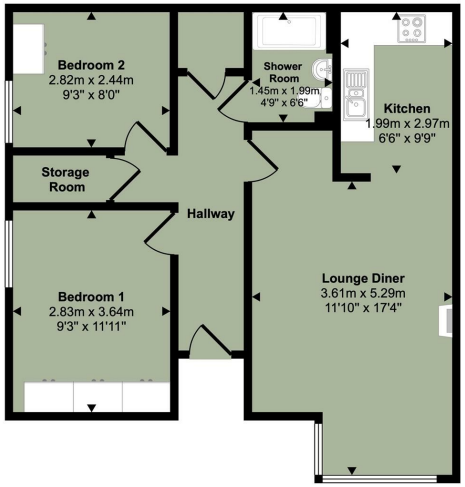
Bedroom two
9’7” x 8’3” (2.74m x 2.44m)

Shower room

Outside and parking



Approx Gross Internal Area
58 sq m / 626 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.

Council Tax Band **D**
EPC Rating **C**

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