

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



TY-GWYN ROAD
PENYLAN



COMMUNAL ENTRANCE HALL
Communal corridor with lift and stairs to upper floors.

FIRST FLOOR APARTMENT

ENTRANCE HALL
Video entry system.

KITCHEN / LIVING / DINING
7.23m x 3.58m (23'8" x 11'8")
Double glazed patio doors leading onto balcony.

BALCONY
Views across Cardiff and of the Principality Stadium.

BEDROOM ONE
4.24m x 3.43m (13'10" x 11'3")
Opening to dressing area.

EN-SUITE
1.79m x 1.69m (5'10" x 5'6")

BEDROOM TWO
4.24m x 2.74m (13'10" x 8'11")

BATHROOM
3.15m x 1.57m (10'4" x 5'1")

OUTSIDE
Remote controlled electric entrance gates. Allocated Parking space.

TENURE
We have been advised the property is Leasehold with 999 years from 1st January 2015, this is to be confirmed by your legal advisor

SERVICE CHARGE
Approximately £120 per month / £1,440 per year which includes building insurance, lift and gate maintenance, communal maintenance etc.

GROUND RENT
Peppercorn Ground Rent

COUNCIL TAX
Band - E

SCHOOL CATCHMENT
My English medium primary catchment area is Marlborough Primary School (year 2024-25)

My English medium secondary catchment area is Cardiff High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Y Berllan Deg (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

ADDITIONAL INFORMATION
Rental potential of an apartment like this is circa £1,200 to £1,300pcm - 5.4% return before charges,
Walking distance to the local amenities of Roath Park and Wellfield Road.
Ease of access to to the M4
Shared communal Garden
Gated development
Visitor Parking
Bin Store.





TY-GWYN ROAD

PENYLAN, CF23 5FA - £270,000

 2 Bedroom(s)  2 Bathroom(s)  850.04 sq ft

* OFFERS OVER £270,000 *

Nestled in the desirable area of Penylan, Cardiff, this modern purpose-built apartment on Ty-Gwyn Road offers a delightful blend of comfort and convenience. Constructed in 2015, this energy-efficient home spans an impressive 850 square feet, providing ample space for both relaxation and entertaining.

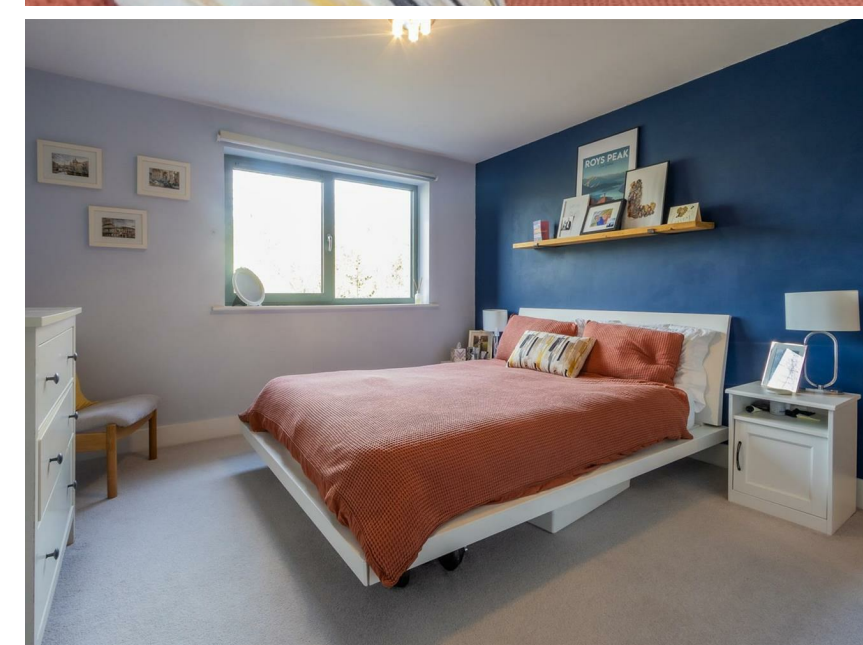
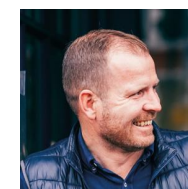
The apartment features two well-proportioned bedrooms, ensuring a peaceful retreat for residents. With two bathrooms, including an en-suite, morning routines and guest visits are effortlessly accommodated. The inviting reception room serves as the heart of the home, perfect for unwinding after a long day or hosting friends and family.

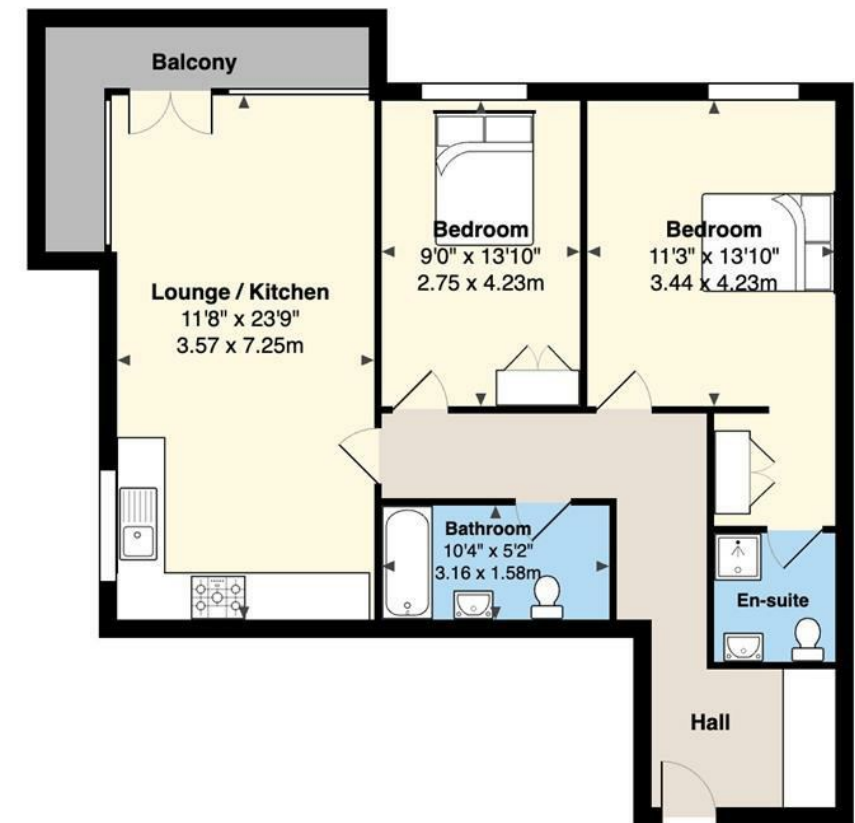
One of the standout features of this property is the charming balcony, which boasts lovely views across Cardiff, making it an ideal spot for enjoying a morning coffee or an evening glass of wine. The apartment also benefits from allocated parking, a valuable asset in this bustling area, and lift access to all floors, ensuring ease of movement for all residents.

This apartment is not only a stylish living space but also a practical choice for those seeking a modern lifestyle in a vibrant community. With its contemporary design and thoughtful amenities, this property is sure to appeal to a wide range of buyers or renters looking to make Penylan their home.

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
Elliott@jeffreygross.co.uk
02920 499680
Director

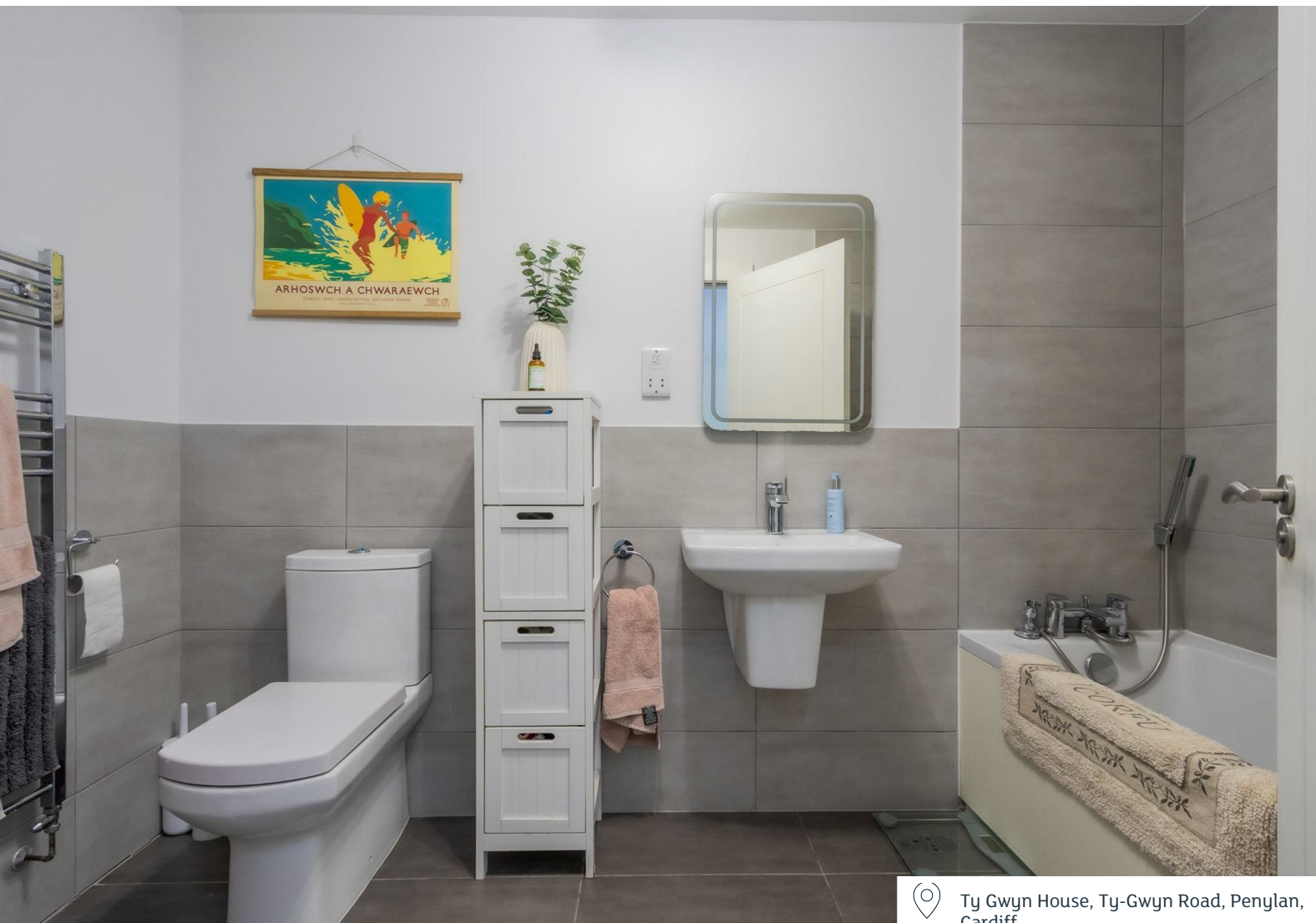




Ty Gwyn House, Penylan

Total Area: 850 ft² ... 78.9 m²

All measurements are approximate and for display purposes only



Ty Gwyn House, Ty-Gwyn Road, Penylan, Cardiff



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(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 	