PENYLAN

www.jeffreyross.co.uk



Two double bedroom apartment with close proximity to Cardiff City Centre.

Comments by Mr Ramzy Bancroft

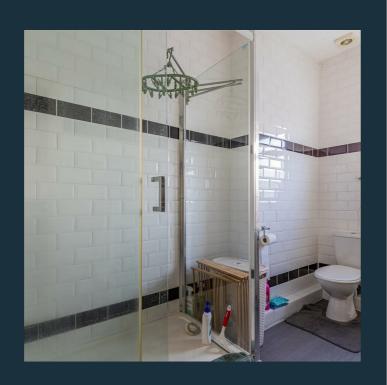


Property SpecialistMr Ramzy Bancroft
Branch manager

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Comments by the Homeowner







Marlborough Rd, Roath, CRF

1st Floor Flat Interior Area 634.31 sq ft





White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80)			76
(55-68)		64	
(39-54)			
(21-38)			
(1-20)	•		
Not energy efficient - higher running costs			

Landing

Kitchen 11'2" x 5'0" (3.40m x 1.52m)

Lounge 14'5" x 11'5" (4.39m x 3.48m)

Bedroom One 14'2" x 14'3" (4.32m x 4.34m)

Bedroom Two 9'4" x 8'7" (2.84m x 2.62m)

Bathroom 11'1" x 6'2" (3.38m x 1.88m)

School catchment

Marlborough Primary School (year 2024-25) Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25) Ysgol Gyfun Gymraeg Bro Edern (year 2024-25

* Subject to change & availability *

Council tax

Band-C

Tenure

new Leasehold, with a a 50% share of the Freehold, but this is to be confirmed by your solicitor



Marlborough Road

Penylan, Cardiff, CF23 5BZ

Offers Over

£250,000









Contact our Penylan Branch 02920 499680

OFFERS OVER £250,000

A great size TWO bedroom first floor flat. Offering a separate modern kitchen, spacious lounge, Two bedrooms, and bathroom. Located in Penylan with a choice of parks and high street a short walk away.

The property has a large loft space and scope to convert * subject to planning & building regulations. Offered with NO ONWARD CHAIN.

CARDIFF

