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CARDIFF

VALE

CAERPHILLY

BRISTOL





*A stunning first floor 2 bedroom apartment with both a shower room and ensuite.*

Comments by Mr Ramzy Bancroft



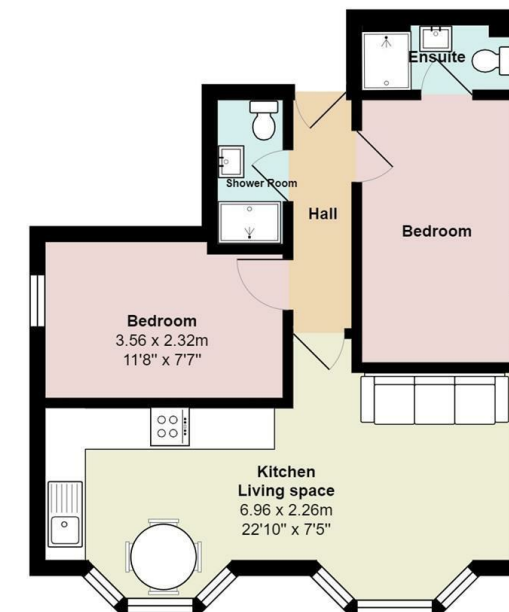
**Property Specialist**  
**Mr Ramzy Bancroft**  
 Branch manager

Ramzy@jeffreycross.co.uk



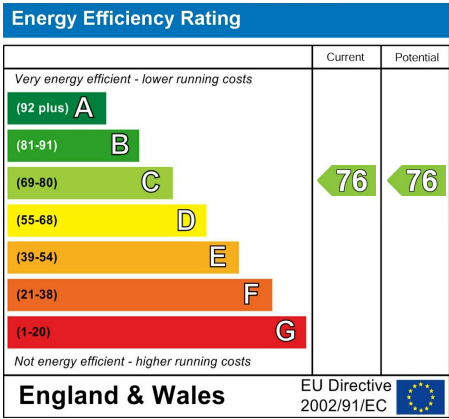
*"We have loved this place for the 4 years we have been here, and love the location. We are not moving out of the area"*

Comments by the Homeowner





|                         |                                                                                                    |
|-------------------------|----------------------------------------------------------------------------------------------------|
| Entracne hall           | Ysgol Y Berllan Deg<br>Ysgol Gyfun Gymraeg Bro Edern                                               |
| Living space            | * Subject to availability *                                                                        |
| Open plan kitchen diner |                                                                                                    |
| Bedroom 1               | Service Charge approx £1593.27 (Per year) this is paid monthly                                     |
| Ensuite Shower room     | this is to be confirmed by your solicitors                                                         |
| Bedroom 2               |                                                                                                    |
| Shower room             |                                                                                                    |
| Tenure                  | Leasehold, with 125 years from the 1st January 2017, but this is to be confirmed by your solicitor |
| Council Tax             | Band D                                                                                             |
| School Catchment        | Marlborough Primary School<br>Cardiff High School                                                  |



# Marlborough Road

Penylan, Cardiff, CF23 5FB

Offers Over

£240,000

2 Bedroom(s)

1 Bathroom(s)

398.00 sq ft

Contact our

*Penylan Branch*

02920 499680

\*\*\* Offers Over £240,000 \*\*\* Nestled in the desirable area of Penylan, Cardiff, this modern apartment on Marlborough Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, one benefiting from an ensuite shower room. This property is ideal for couples, or individuals seeking a stylish home. Located in the heart of a vibrant community with a range high streets, restaurants, parks, and excellent transport links to Cardiff city centre. This area is known for its friendly neighbourhood feel and is perfect for those who appreciate both tranquillity and accessibility. In summary, this modern two-bedroom apartment on Marlborough Road is a fantastic opportunity for anyone looking to enjoy a contemporary lifestyle in a sought-after location. With its stylish features and convenient amenities, it is sure to appeal to a wide range of potential buyers or renters. Don't miss the chance to make this delightful property your new home.



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