

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

PEN-Y-LAN ROAD
PENYLAN





HALL

KITCHEN LIVING AREA

GARDEN

SHOWER ROOM

FIRST FLOOR BEDROOM

TENURE

Leasehold, with a 25% share of the Freehold, but this is to be confirmed by your solicitor

COUNCIL TAX

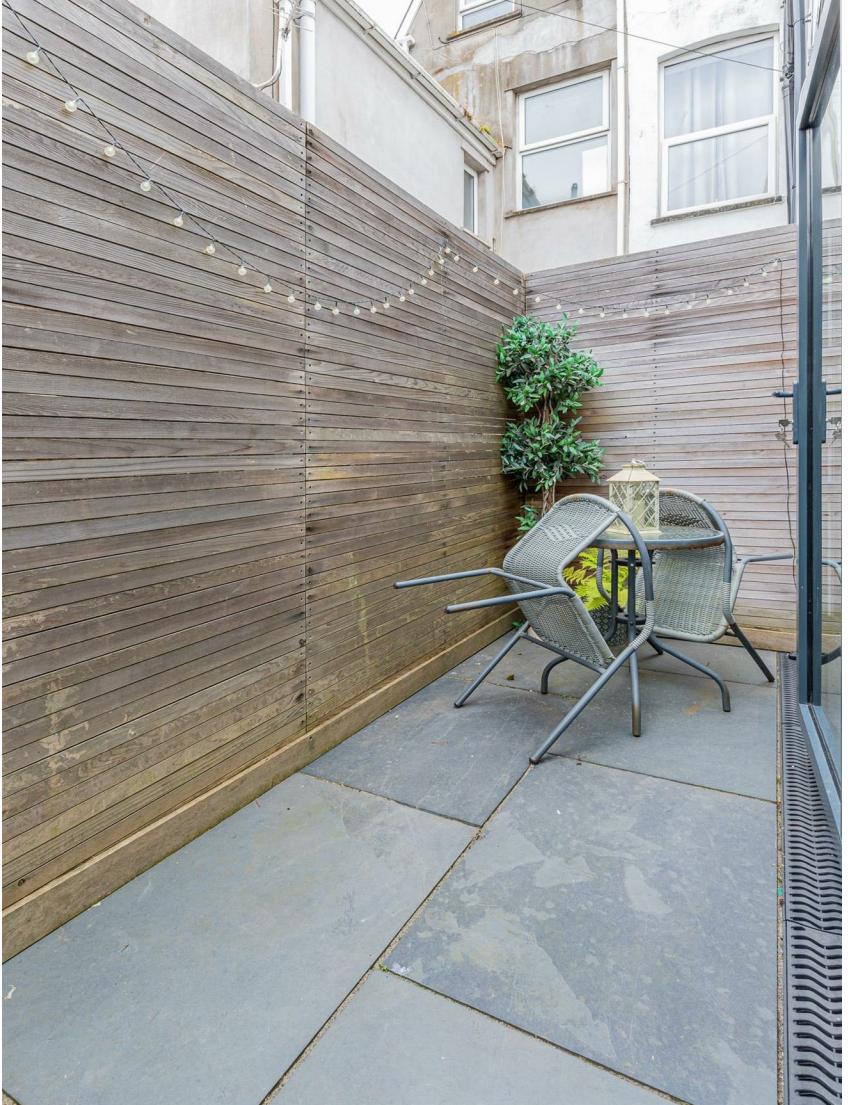
Band - A
This is to be confirmed by your solicitor

SERVICE CHARGE & GROUND RENT

We have been informed that there is no set service charge, that all Maintenance and building insurance is plot between the 4 flats

POSSIBLE RENT

We would expect a rent in the region of £900 per month





PEN-Y-LAN ROAD

PENYLAN, CF24 3PG - £165,000



1



1



387.00

sq ft

We are pleased to offer for sale this stunning ground floor DUPLEX APARTMENT. Offering a fantastic open plan Kitchen living area benefiting from a modern fitted kitchen and Bi Fold doors to the private court yard garden. There is also a modern shower room and spacious double bedroom upstairs. Offered for sale with no onward chain. Located on Penylan Rd, you are surrounded by a choice of shops, bars and restaurants, as well as Parks, plus walking distance to Cardiff centre, making this a great first home or base in Cardiff. This would also make a great buy to let or Holiday let, with a possible £900 per month.



PROPERTY SPECIALIST

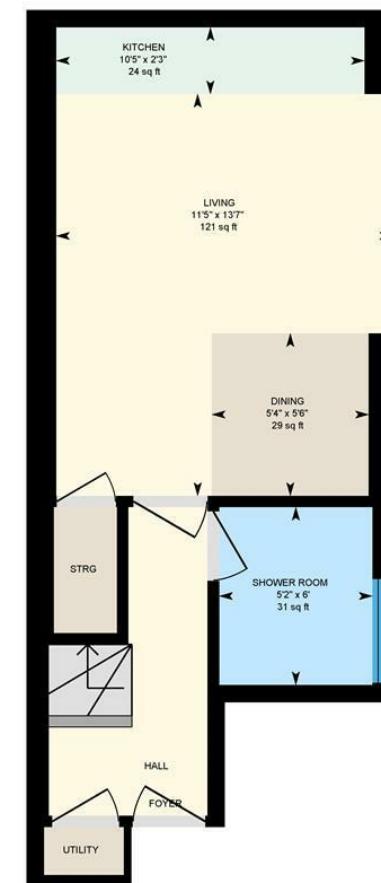
Mr Ramzy Bancroft
Ramzy@jeffreyross.co.uk
02920 499680
Branch manager



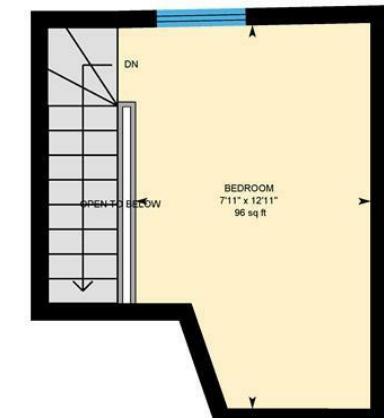


Pen-Y-Lan Rd, Roath, CRF

Main Building: Total Interior Area 392.28 sq ft



Ground Floor



1st Floor

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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	46
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



Pen-Y-Lan Road, Penylan, Cardiff