

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



MARLBOROUGH ROAD  
PENYLAN

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PENYLAN, CF23 5BZ - £265,000 PCM

2 bedroom(s) 1 bathroom(s) 634.00 sq ft

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.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 64                      | 76        |
| England & Wales                             | EU Directive 2002/91/EC |           |

PROPERTY SPECIALIST

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