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CARDIFF

VALE

CAERPHILLY

BRISTOL

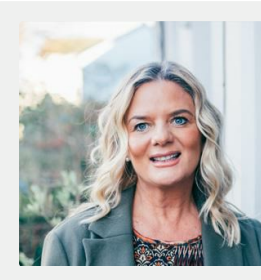
*Ty-Gwyn Road*

PENYLAN



*Spacious Two Double Bedroom Apartment In Prime Location.*

Comments by Mrs Amanda Trinder



**Property Specialist**  
**Mrs Amanda Trinder**  
Senior valuer

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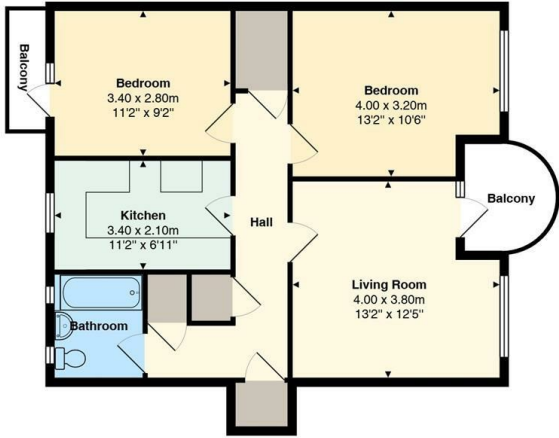


*Ideal first time buy or for someone looking to downsize in a prime location.*

Comments by the Homeowner



Hillside Court



Total Area: 59.8 m² ... 644 ft² (excluding balcony)

All measurements are approximate and for display purposes only



|                                                  |                                                                                                                                                   |
|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Communal Entrance Hall                           | Council Tax Band                                                                                                                                  |
| Entrance Hall                                    | Band D                                                                                                                                            |
| Lounge / Dining Room 13'2 x 12'5 (4.01m x 3.78m) | Ground Rent                                                                                                                                       |
| Kitchen 11'2 x 6'11 (3.40m x 2.11m)              | School Catchment                                                                                                                                  |
| Bathroom                                         | Marlborough Primary School (year 2024-25)<br>Cardiff High School (year 2024-25)                                                                   |
| Bedroom One 13'2 x 10'6 (4.01m x 3.20m)          | Ysgol Y Berllan Deg (year 2024-25)<br>Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)<br>* Subject to availability *                                 |
| Bedroom Two 11'2 x 9'2 (3.40m x 2.79m )          |                                                                                                                                                   |
| Balcony                                          |                                                                                                                                                   |
| Garage                                           |                                                                                                                                                   |
| Tenure                                           | Leashold - We have been informed that there will be a new lease from 2026 with 125 years, this is to be confirmed with your legal representative. |
| Service Charge                                   |                                                                                                                                                   |

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



# Ty-Gwyn Road

Penylan, Cardiff, CF23 5JB

Asking Price

£190,000

 2 Bedroom(s)

 1 Bathroom(s)

 644.00 sq ft



Contact our  
**Penylan Branch**  
02920 499680

NEW TO MARKET  
A spacious TWO bedroom apartment located in the popular HILLSIDE COURT development on TY GWYN ROAD. This property is situated on the "upper ground floor", and offers a generous size living dinner, balcony to rear with a south facing aspect, separate modern kitchen, bathroom, two double bedrooms and lots of built in storage. The property further benefits from gas central heating, a garage and a storage cupboard. Offered to market with no onward chain.

Located within close proximity to local shops, parks, amenities as well as Cardiff City Centre.



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