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CARDIFF

VALE

CAERPHILLY

BRISTOL

Ty Gwyn Road

PENYLAN



Comments by Mr Max Tustin



Property Specialist

Mr Max Tustin

Sales Negotiator

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Approx Gross Internal Area
49 sq m / 529 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.

Comments by the Homeowner





Ty Gwyn Road

Penylan, Cardiff, CF23 5JS

Offers Over

£130,000



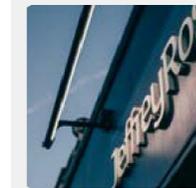
1 Bedroom(s)



1 Bathroom(s)



529.00 sq ft



Contact our
Penylan Branch

02920 499680

Nestled in the charming area of Penylan, Cardiff, this immaculate one-bedroom retirement flat on Ty Gwyn Road offers a perfect blend of comfort and convenience, light and airy being open plan. It is in the main block building which makes it convenient to access laundry room, lounge and socialising activities. Spanning an inviting 529 square feet, this first-floor apartment (Lift access) is designed to cater to the needs of those seeking a peaceful and manageable living space.

This attractive complex is situated off the tree lined Ty Gwyn Road, which is walking distance to shops, cafes and restaurants on Wellfield Road, and Roath Park Gardens also nearby. Good transport links with a bus stop conveniently located close by.

Any buyer must be a minimum age of 55 years and will be subject to an applicant's interview with the managing agents of the complex.





Entrance

Storage room

Bedroom 7'11" x 13'10" (2.43 x 4.24)

Shower room 6'10" x 5'4" (2.09 x 1.64)

Lounge 10'1" x 13'5" (3.08 x 4.10)

Dining room 7'4" x 11'8" (2.24 x 3.56)

Kitchen 6'10" x 10'8" (2.10 x 3.26)

Tenure

Leasehold/Share of freehold

Share Of The Freehold/Lease Details

Leasehold, with a 999 years from 1988 so 963 remaining, but this is to be confirmed by your solicitor

Service charge

£2,988.84

Ground rent

£0

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

