

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



PEN-Y-LAN ROAD  
ROATH





#### MAIN ENTRANCE

Enter via communal front door, original tiled floor, stairs to upper floors, door to;

#### INNER HALL

Enter via composite door, contemporary laminate floor, door to bedrooms and shower room.

#### KITCHEN / LOUNGE

3.95m x 4.44m (12'11" x 14'6")

Fantastic Open plan space, bay window to front with uPVC double glazed sash windows, picture rail, radiator, space for seating and dining, matching shaker style wall and base units, White quartz worktop inset stainless steel sink, mixer swan neck tap, Bosch inset hob and fitted oven, integral extractor hood, full size integral fridge freezer, integral dishwasher, integral washing machine.

#### SHOWER ROOM

Walk in double shower cubicle, fitted shower, tiled walls, low level WC, wall hung sink vanity unit, extractor fan, tiled floor with underfloor heating, fitted Bluetooth speakers.

#### BEDROOM

3.26m x 2.49m (10'8" x 8'2")

Laminate flooring, radiator, picture rail, built in wardrobe with mirrored fronts, housing boiler, uPVC double glazed patio doors to rear.

#### TENURE

Leasehold with 975 years remaining from 2025, the property is sold with a share of the freehold, This is to be confirmed by your solicitor

#### COUNCIL TAX

Band - B

#### SCHOOL CATCHMENT

Marlborough Primary School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)

Cardiff High School (year 2024-25)

Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

\* Subject to Availability \*

#### GARDEN

Enclosed yard, slate floor, contemporary cedar wood fencing, outside light.








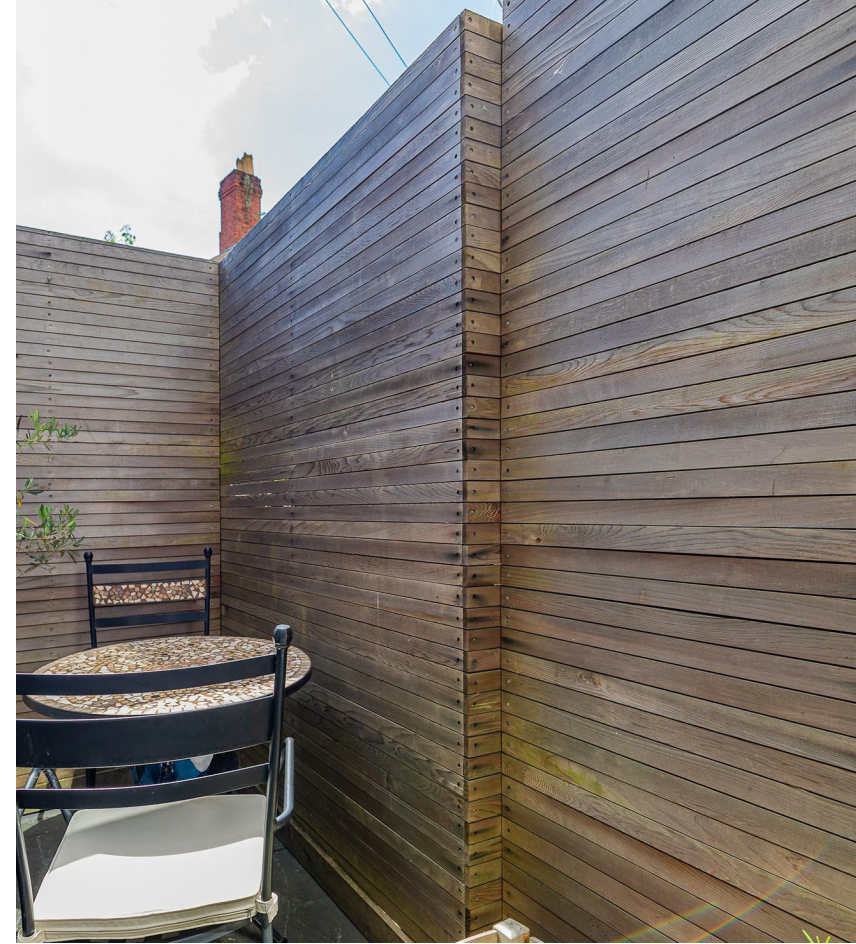


## PEN-Y-LAN ROAD

ROATH, CF24 3PG - £160,000

 1 Bedroom(s)  1 Bathroom(s)  333.00 sq ft

\*\*\* Offers over £160,000\*\*\* A beautifully presented ground floor garden flat for sale in the sought after location of Penylan in Cardiff. This stunning ground floor flat offers a bright contemporary interior with in a period property. Offering a fantastic open plan kitchen living space with uPVC sash bay window, stunning fully fitted kitchen with Bosch induction hob and oven and White quartz worktops. You also have a modern shower room with underfloor heating and built in bluetooth speakers. The flat further benefits from a great size double bedroom complete with a built in wardrobe and patio doors to a private courtyard garden. Call us to arrange your viewing. Ideal first time buy.

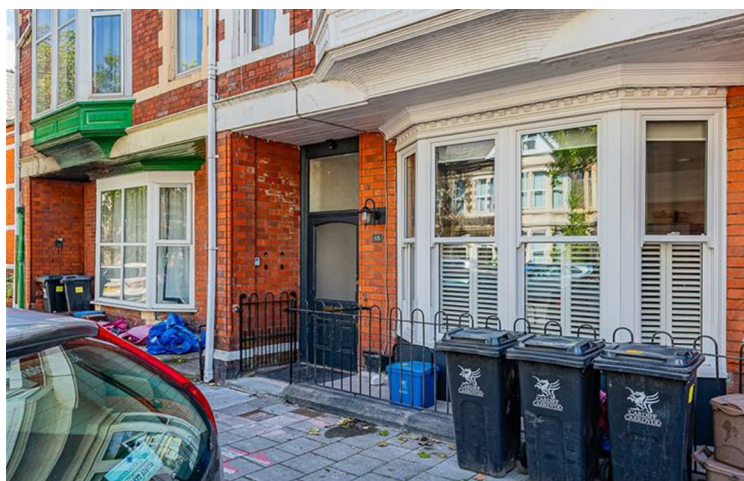


### PROPERTY SPECIALIST

Mrs Amanda Trinder  
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Senior valuer







 Pen-Y-Lan Road, Roath, Cardiff



**Ground Floor**  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 