



www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



Pen-y-Lan Road

PENYLAN



Comments by Mr Rhys Carter



Property Specialist
Mr Rhys Carter
Senior valuer

rhys.carter@jeffreycross.co.uk

A stunning & spacious top-floor apartment overlooking the park.

Comments by the Homeowner



Penylan Road, Penylan



Total Area: 95.2 m² ... 1025 ft²

All measurements are approximate and for display purposes only.



Pen-Y-Lan Road

Penylan, Cardiff, CF23 5HW

PCM

£1,395 PCM



2 Bedroom(s)



1 Bathroom(s)



1025.00 sq ft



Contact our
Penylan Branch

02920 499680

This beautifully presented top floor 2 bedroom apartment, is positioned overlooking Roath recreational grounds and a short stroll from Wellfield Road. Occupying the whole top floor of this Victorian townhouse, this property is surprisingly spacious with a possible three bedrooms (if slightly modifying the current layout.) The accommodation comprises good size entrance hall and landing, fantastic open plan kitchen diner with vaulted ceilings, modern shower room, two double bedrooms, and currently a separate lounge, which could be used as an additional third bedroom. A lovely light home with a blend of modern living mixed with original period features. Available furnished.

EPC RATING of C
COUNCIL TAX BAND of D

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



Lounge

Carpeted floor, sash window to front, radiator

Kitchen Diner

Fantastic open plan living space with vaulted ceilings, space for large table and chairs, period fireplace, radiator, four roof windows, matching grey shaker style wall and base units, tile splash back, wood effect worktops, inset ceramic sink and drainer, mixer tap, integral dish washer, integral washing machine, fitted oven, inset electric hob, fitted extractor, space for fridge freezer, two uPVC double glazed windows to rear, laminate floor throughout

Bedroom one

Carpeted floor, two roof windows, radiator

Bedroom two

Carpeted floor, sash window to front, radiator, light tube

Shower room

Modern fitted shower room with walk in double shower cubical, fitted rain head shower, sink vanity unit, mixer tap, low level wc, fully tiled floor and walls, roof window, extractor fan, heated towel rail, built in storage cupboard with shelving & housing boiler

Council Tax

Band D



