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CARDIFF

VALE

CAERPHILLY

BRISTOL



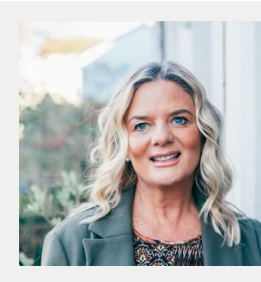
*Marlborough Road*

PENYLAN



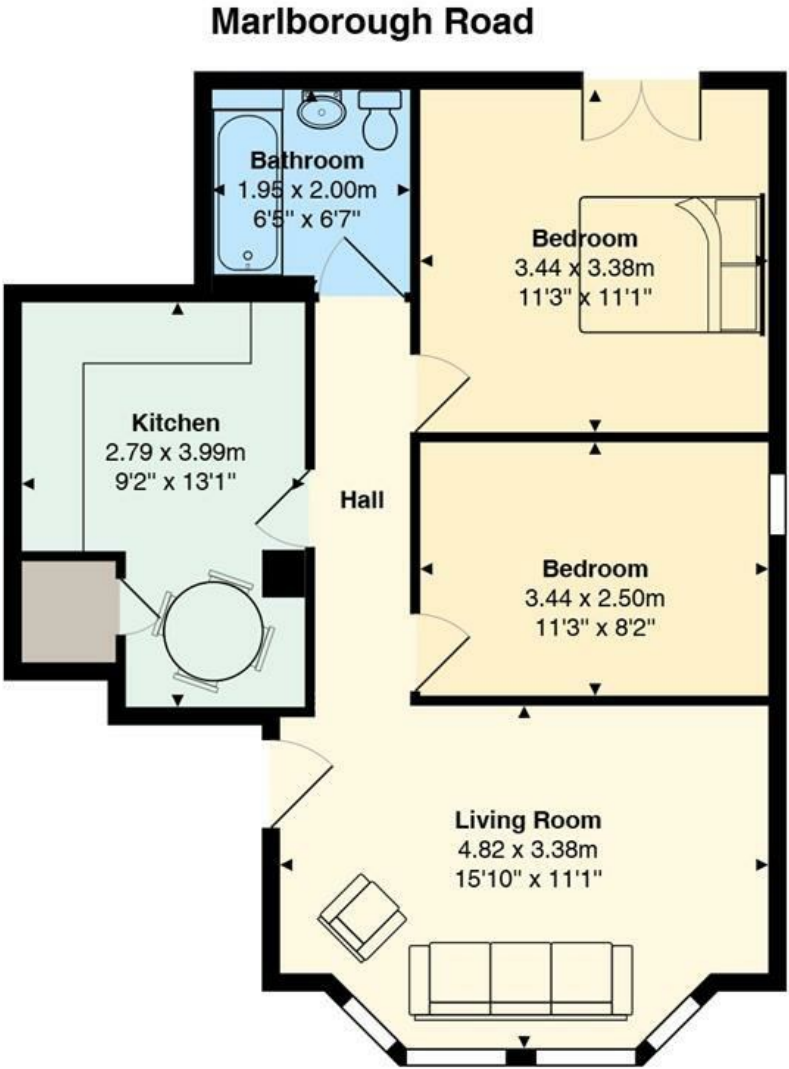
Immaculate two bedroom ground floor apartment

Comments by Mrs Amanda Trinder



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

[amanda@jeffreycross.co.uk](mailto:amanda@jeffreycross.co.uk)

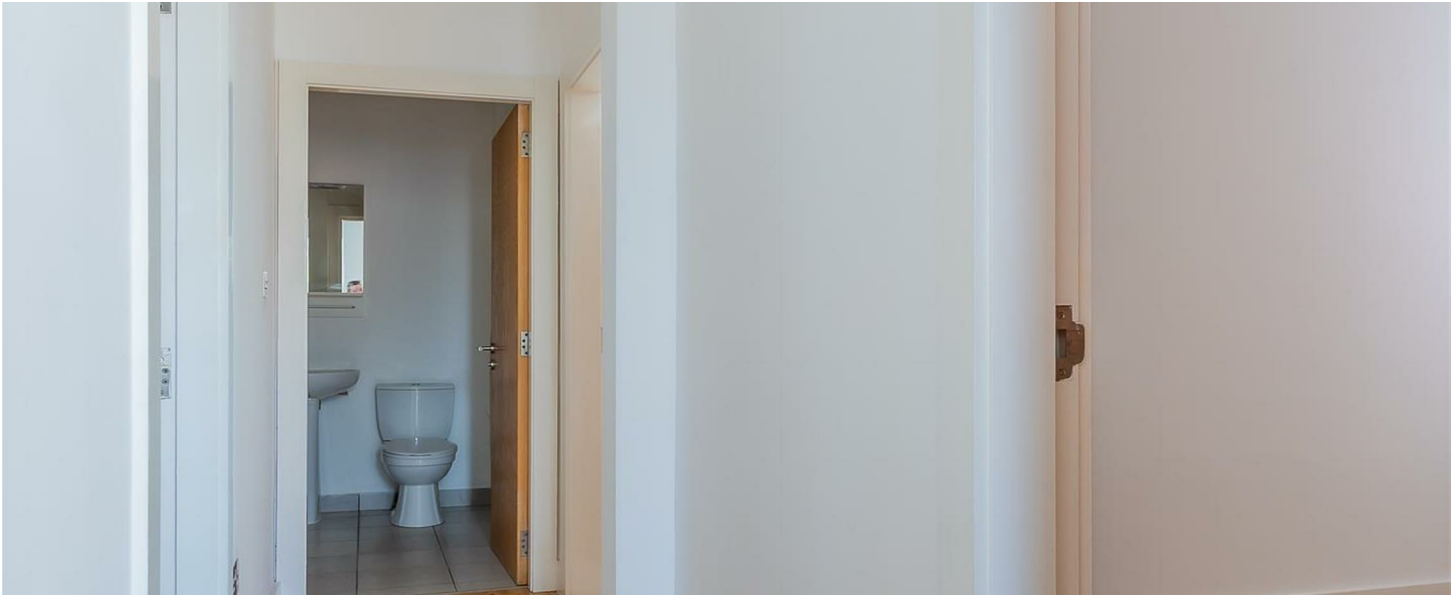


Total Area: 55.4 m² ... 596 ft²

All measurements are approximate and for display purposes only

Comments by the Homeowner





# Marlborough Road

Penylan, Cardiff, CF23 5BY

£200,000

 2 Bedroom(s)

 1 Bathroom(s)

 596.00 sq ft



Contact our

**Penylan Branch**

02920 499680

\*\*\* Offers Over £200,000 \*\*\* Jeffrey Ross are pleased to bring to the market this immaculate two bedroom ground floor apartment in the heart of Penylan. The property benefits from communal entrance hall, Entrance Hall, lounge, kitchen / Breakfast room and bathroom as well as communal garden. Situated in the sought-after Marlborough road with close proximity to local; shops, parks, amenities as well as Cardiff City centre.

\*\* Chain Free \*\*



**Communal entrance hall**

Cardiff High School (year 2024-25)

**Entrance Hall**

Ysgol Y Berllan Deg (year 2024-25)  
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

\* Subject to change & availability \*

**Lounge 15'10 x 11'1 (4.83m x 3.38m)**

**Kitchen / Breakfast Room 9'2 x 13'1 (2.79m x 3.99m)**

**Service charge & Ground rent**

We have been informed the service charge £1560 per year, including Ground rent

**Bedroom One 11'3 x 11'1 (3.43m x 3.38m)**

**Bedroom Two 11'3 x 8'2 (3.43m x 2.49m)**

**Bathroom 6'5 x 6'7 (1.96m x 2.01m)**

**Tenure**

Leasehold, with 105 years remaining from 2026 - This is to be confirmed with your legal repettive

**Council Tax**

Band D

**School Catchment Area**

Marlborough Primary School (year 2024-25)

C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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| 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 |         |                                                                                                                |
| England & Wales                             |         | EU Directive<br>2002/91/EC  |

