

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

44-46 MARLBOROUGH ROAD  
PENYLAN







#### ENTRANCE / HALL

Secure entrance with entry phone system, solid wood door to property, internal hall, stairs to second floor

#### LIVING KITCHEN AREA

Lovely light space with double glazed bay window with fitted shutters, fitted shaker style kitchen with tile splash back, marble effect worktops, inset gas hob, fitted oven & extractor, integral dish washer, inset stainless steel sink and drainer, integral fridge freezer, space for dining seating, radiator

#### SHOWER ROOM

Large walk in shower, fitted rain head shower, toilet, wash hand basin vanity unit, tiled floor and walls, heated towel rail

#### BEDROOM 2

Carpeted floor, radiator, double glazed window to rear

#### BEDROOM 1

Stairs from hall, double glazed window to rear, radiator, carpeted floor, space for double bed and wardrobes

#### COMMUNAL GARDEN

Shared garden on the rear of the property for residents

#### TENURE

Leasehold, with approx 118 years remaining from 2024, up this is to be confirmed by your solicitor

#### SERVICE CHARGE

We have been informed the service charge is £1187.76 per year, which includes monthly cleaning of all communal areas, and garden, as well as upkeep of external of property.

Ground rent £150 per year

This is to be confirmed by your solicitor







## 44-46 MARLBOROUGH

PENYLAN, CF23 5FB - £240,000



2 Bedroom(s)



1 Bathroom(s)



484.00 sq ft

GUIDE PRICE £240,000 - £250,000

A beautifully presented 2 DOUBLE BEDROOM DUPLEX apartment for sale in the ever popular Penylan area of Cardiff. Positioned less than a 2 min walk to local parks and vibrant Wellfield Rd, offering a selection of shops, restaurants and bars, making it ideal for professionals or a buy to let investment. Internally the accommodation is spread over 2 floors, and offers a lovely bright open plan living kitchen area, with fully fitted kitchen, modern shower room and 2 great size double bedrooms. This stylish property is within this period property and retains much of the original character, mixed with modern contemporary living.



### PROPERTY SPECIALIST

Mrs Amanda Trinder  
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Senior valuer

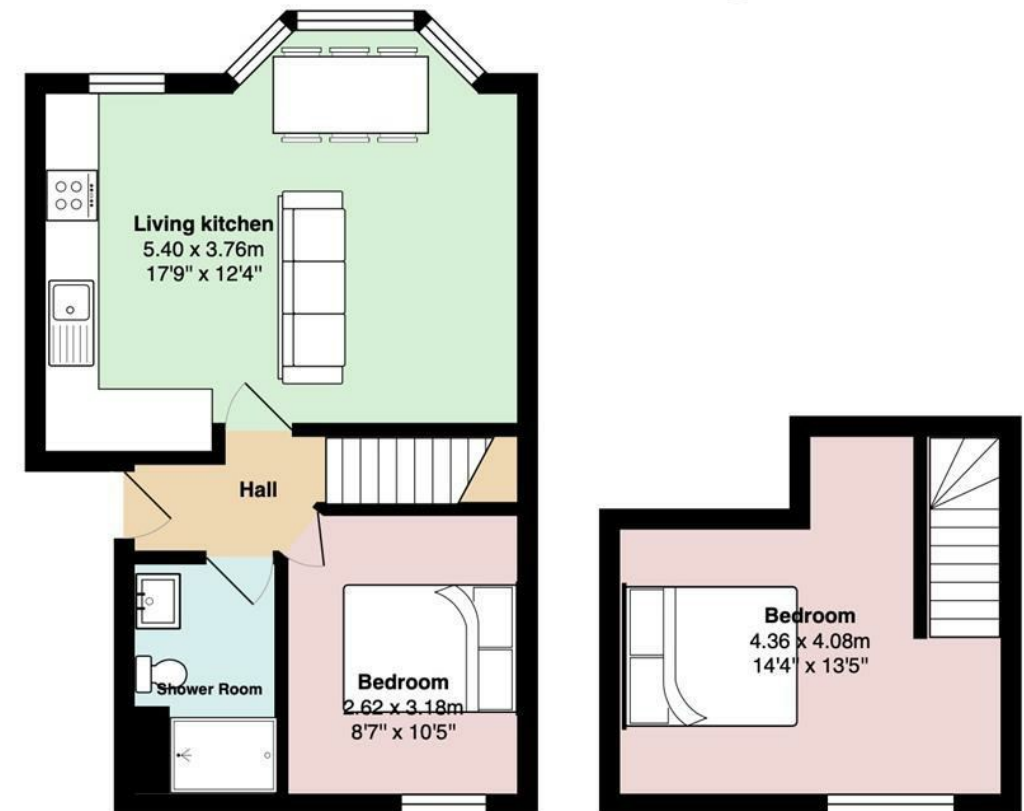






Marlborough Road, Penylan, Cardiff

## Marlborough house



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	80	80
(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 2002/91/EC	