

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 a 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 o 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



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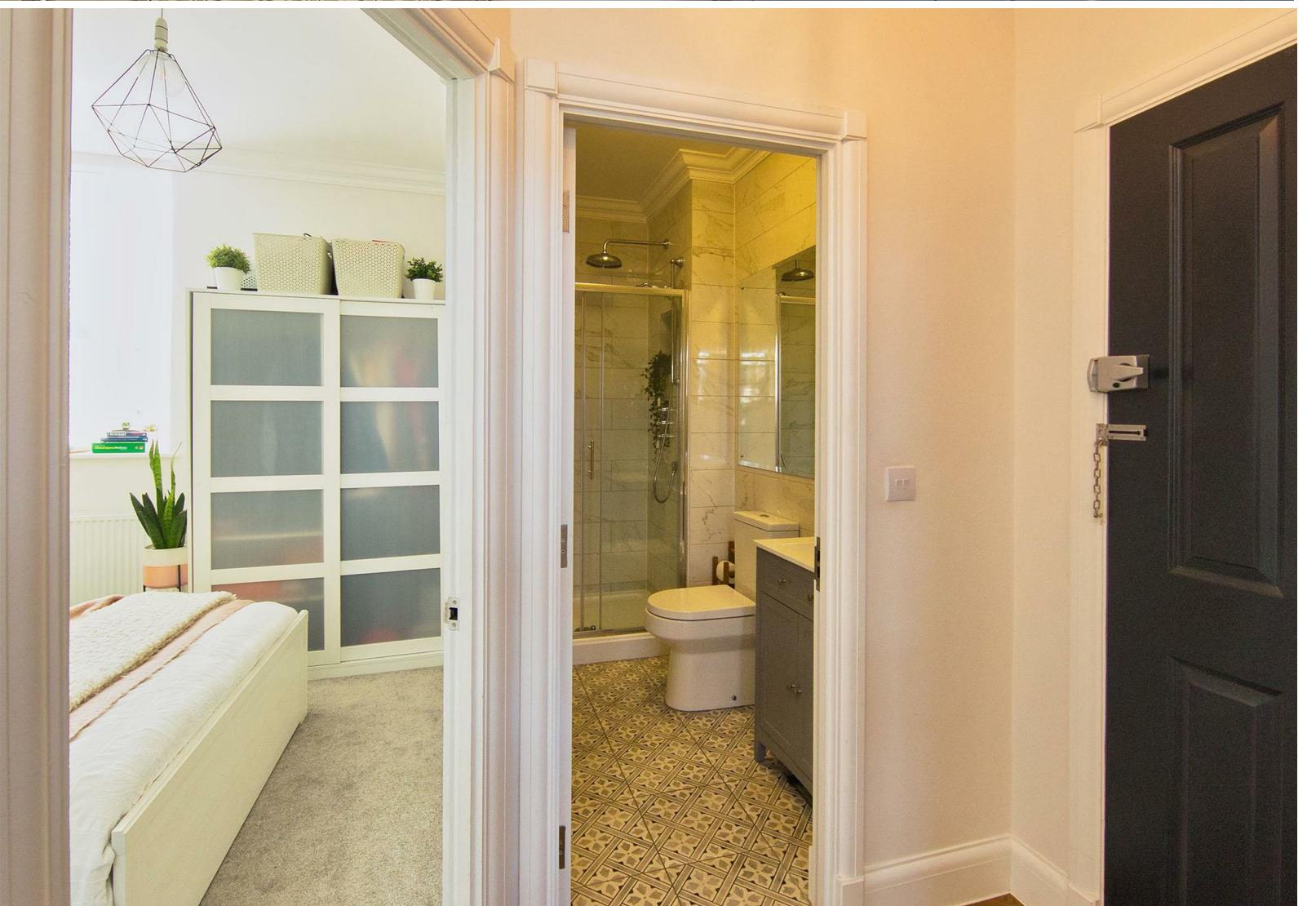


484.00

sq ft

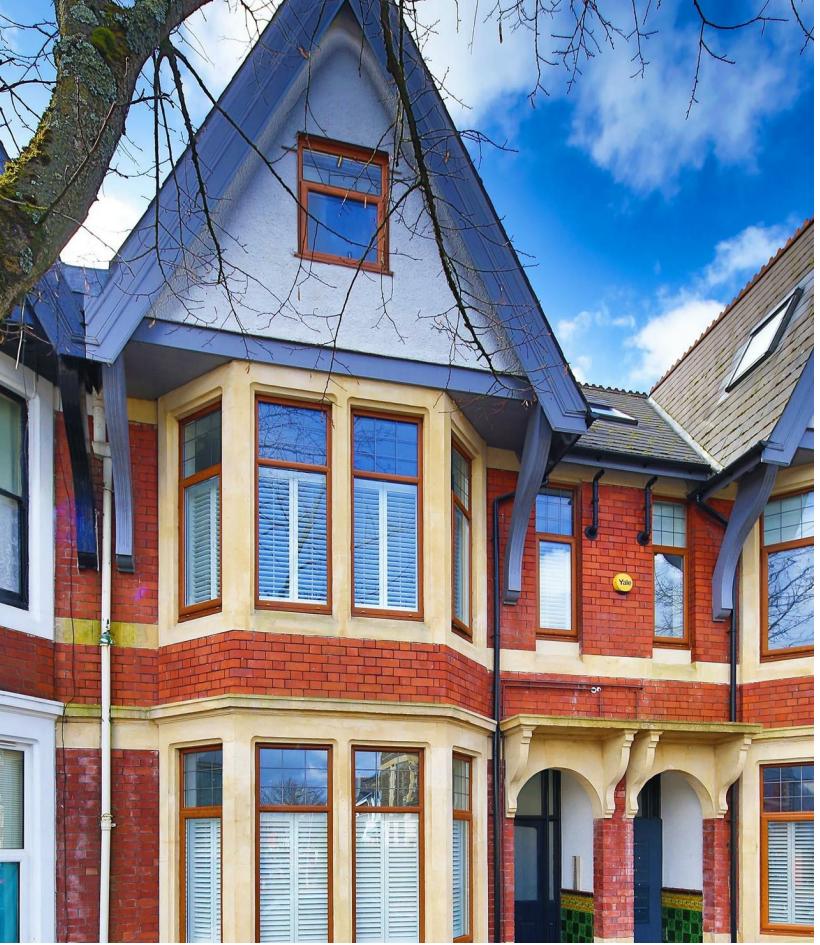
GUIDE PRICE £240,000 - £250,000

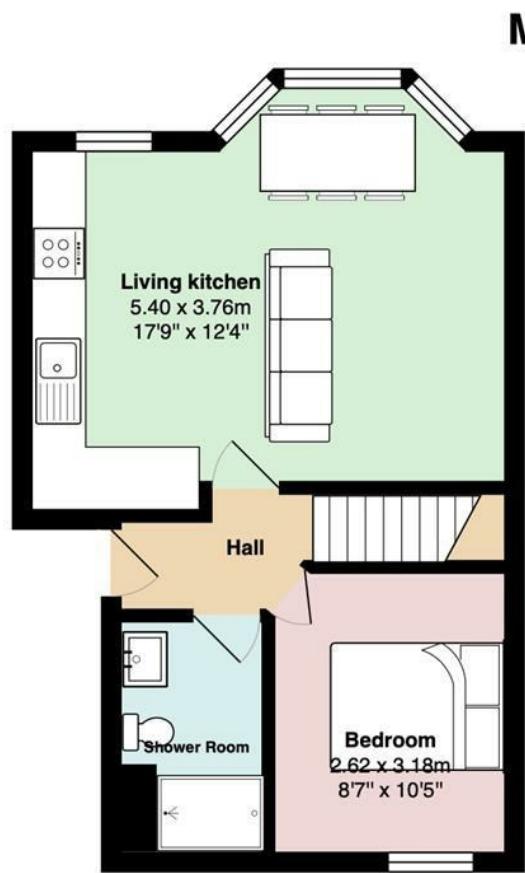
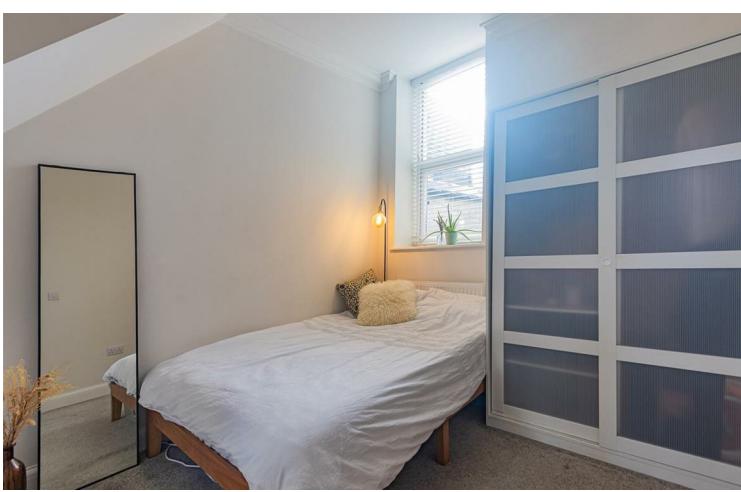
A beautifully presented 2 DOUBLE BEDROOM DUPLEX apartment for sale in the ever popular Penylan area of Cardiff. Positioned less than a 2 min walk to local parks and vibrant Wellfield Rd, offering a selection of shops, restaurants and bars, making it ideal for professionals or a buy to let investment. 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





All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		80	80
(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 2002/91/EC		