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CARDIFF

VALE

CAERPHILLY

BRISTOL



# *Rowsby Court*

PONTRENNAU



*Well presented and spacious apartment perfect for those looking to get onto the property ladder or add to their property portfolio.*

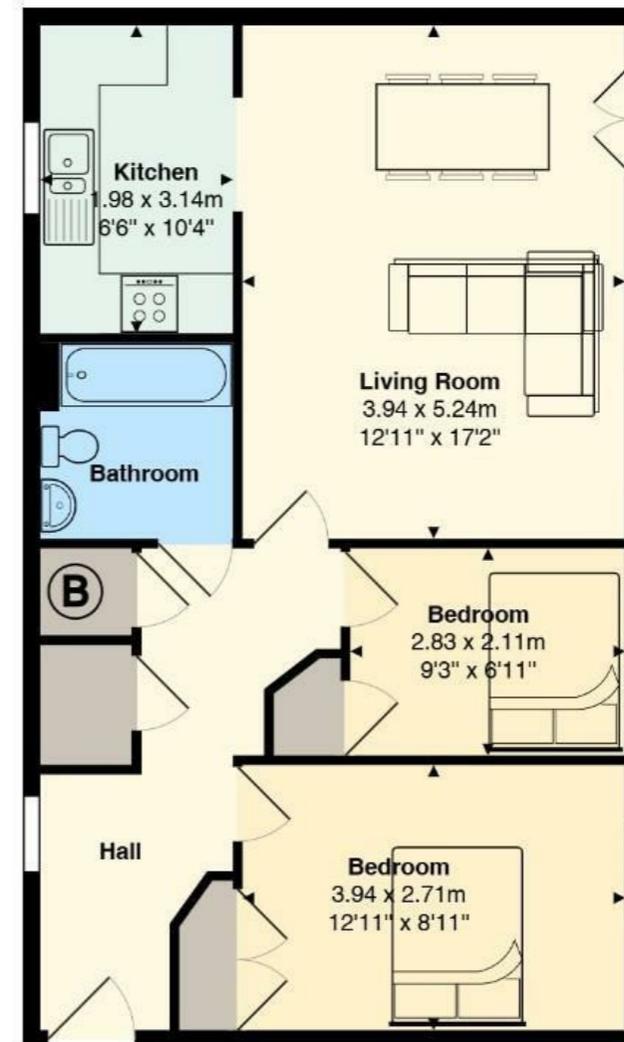
Comments by Ms Nadia Refae



**Property Specialist**  
**Ms Nadia Refae**  
Valuer

nadia@jeffreygross.co.uk

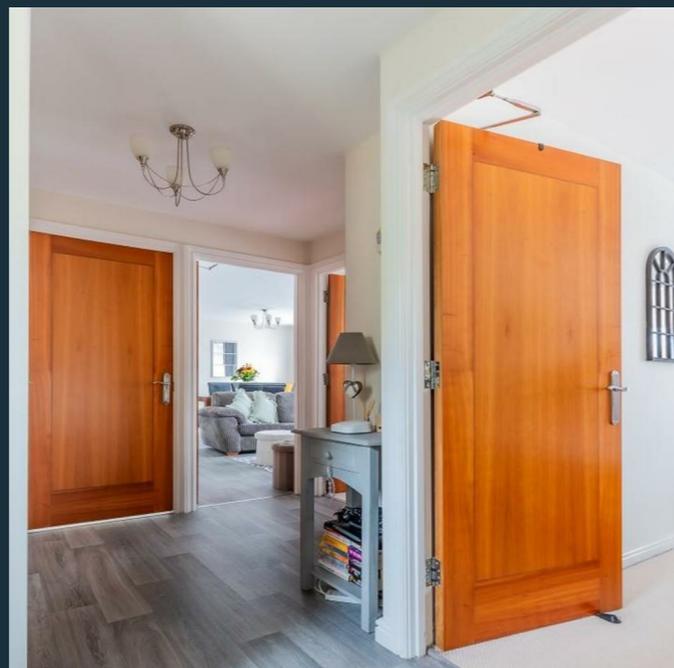
## Rowsby Court



Total Area: 61.8 m<sup>2</sup> ... 666 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Comments by the Homeowner



# Rowsby Court

*Pontprenau, Cardiff, CF23 8FG*

Offers Over

**£170,000**



2 Bedroom(s)



1 Bathroom(s)



666.00 sq ft



Contact our

***Llanishen Branch***

02920 499680

Welcome to this charming second-floor flat located in the desirable Rowsby Court, Pontprenau, Cardiff. Spanning an impressive 666 square feet, this property offers a delightful blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.

As you enter, you are greeted by an inviting open plan living and dining room, perfect for entertaining guests or enjoying a quiet evening at home. The layout is designed to maximise space and light, creating a warm and welcoming atmosphere. The two spacious bedrooms provide ample room for relaxation, ensuring a restful retreat at the end of the day.

Storage will never be an issue here, as the flat boasts plenty of storage options, allowing you to keep your living space tidy and organised. The well-appointed bathroom adds to the overall appeal, providing a functional yet stylish area for your daily routines.

One of the standout features of this property is its excellent transport links, making commuting to Cardiff city centre and beyond a breeze. Whether you are travelling for work or leisure, you will appreciate the convenience of nearby transport options.

In summary, this flat in Rowsby Court is a wonderful opportunity to enjoy modern living in a sought-after location. With its spacious rooms, ample storage, and great transport connections, it is sure to attract interest. Do not miss your chance to make this delightful property your new home.





**Hall**

Croesewir ceisiadau.

**Bedroom One 12'11 x 8'11 (3.94m x 2.72m)**

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern

**Bedroom Two 9'3 x 6'11 (2.82m x 2.11m)**

**Tenure**

We are informed by the owner that the property is Leasehold.

**Living Room 12'11 x 17'2 (3.94m x 5.23m)**

**EPC**

C

**Kitchen 6'6 x 10'4 (1.98m x 3.15m)**

**Additional Information**

**Bathroom**

GROUND RENT  
£150 per year

**Council Tax Band**

ANNUAL SERVICE CHARGE  
£1800

**School Catchment**

LENGTH OF LEASE  
128 years left

My English medium primary catchment area is Pontprennau Primary School  
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established.

My English medium secondary catchment area is Llanishen High School

My Welsh medium primary catchment area is Ysgol Gynradd Gymraeg Pen Y Groes  
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

