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CARDIFF

VALE

CAERPHILLY

BRISTOL



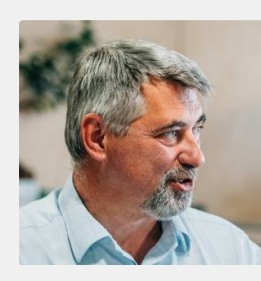
*Penhill Road*

PONTCANNA



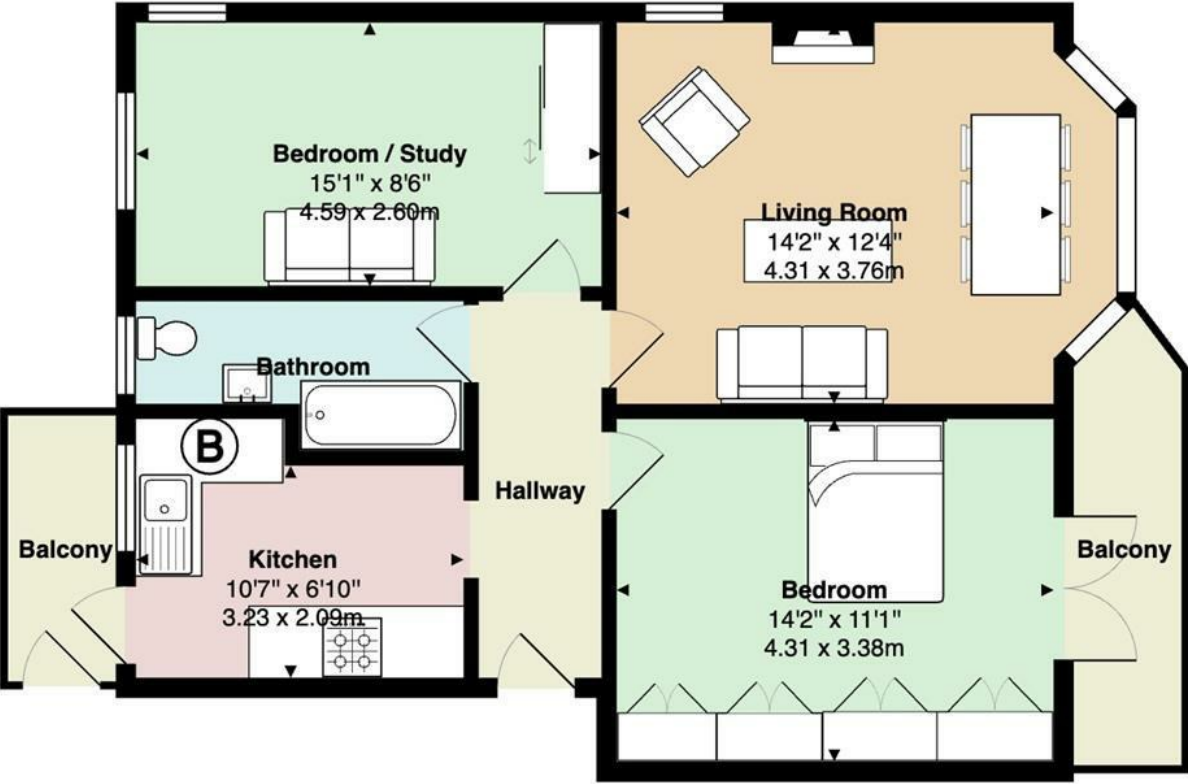


Comments by Mr Julian Preston



**Property Specialist**  
**Mr Julian Preston**  
Senior valuer

[julian@jeffreygross.co.uk](mailto:julian@jeffreygross.co.uk)



Melrose Court

Total Area: 683 ft² ... 63.4 m² (excluding balcony)

All measurements are approximate and for display purposes only

*A great location and a great size. Two good size bedrooms, good size lounge and two balcony's. The property comes with under croft parking to boot.*

Comments by the Homeowner





# Penhill Road

*Pontcanna, Cardiff, CF11 9PS*

Asking Price

£270,000



2 Bedroom(s)



1 Bathroom(s)



683.00 sq ft



Contact our  
*Pontcanna Branch*

02920 499680

Jeffrey Ross are delighted to market this beautifully presented two bedroom apartment in the ever popular Melrose Court on Penhill Road in Pontcanna. Ideally located just across the road from Pontcanna Fields and minutes walk from the cafes, bars and restaurants Cathedral Road has to offer. This second floor apartment comprises of entrance hallway, modern fitted kitchen with built in appliances with a south facing balcony overlooking Llandaff Road, large master bedroom with another balcony overlooking Penhill Road and Pontcanna Fields, bathroom with bath and shower overhead, second double bedroom that would also make a great home office, large living room / diner with bay fronted windows. The property is offered with no onward chain and benefits from Gas Central Heating and one undercroft car parking space.





|                                             |                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Entrance Hallway                            | Construction                                                                                                                                                                                                                                                                                                                       |
| Kitchen 10'7" x 6'10" (3.23m x 2.08m)       | The property is a purpose built block built in the 1960's and is constructed from mainly brick and concrete.                                                                                                                                                                                                                       |
| Balcony                                     | Broadband                                                                                                                                                                                                                                                                                                                          |
| Bedroom 14'2" x 11'1" (4.32m x 3.38m)       | The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4Mbps - 1000Mbps.                                                                                        |
| Balcony                                     | Mobile Coverage                                                                                                                                                                                                                                                                                                                    |
| Bedroom /Study 15'1" x 8'6" (4.60m x 2.59m) | Results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user and may be affected by network outages. According to Ofcom the various mobile providers for inside signal rate the postcode currently as limited to likely. |
| Living Room 14'2" x 12'4" (4.32m x 3.76m)   | Tenure                                                                                                                                                                                                                                                                                                                             |
| Bathroom                                    | We are informed by our client that the property is Leasehold with approximately 966 years remaining. The service charge is in the region of £2152 per annum and the annual ground rent is £50 this is to be confirmed by your legal advisor.                                                                                       |
| Parking                                     | School Catchment                                                                                                                                                                                                                                                                                                                   |
| EPC                                         | My English medium primary catchment area is Radnor Primary School<br>Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer                                                                  |
| Council Tax                                 |                                                                                                                                                                                                                                                                                                                                    |

Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.  
My English medium secondary catchment area is Fitzalan High School  
My Welsh medium primary catchment area is Ysgol Pencae  
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.  
My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf









| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   | 71                         | 80        |
| (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 |           |