www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL



Penhill Road

PONTCANNA



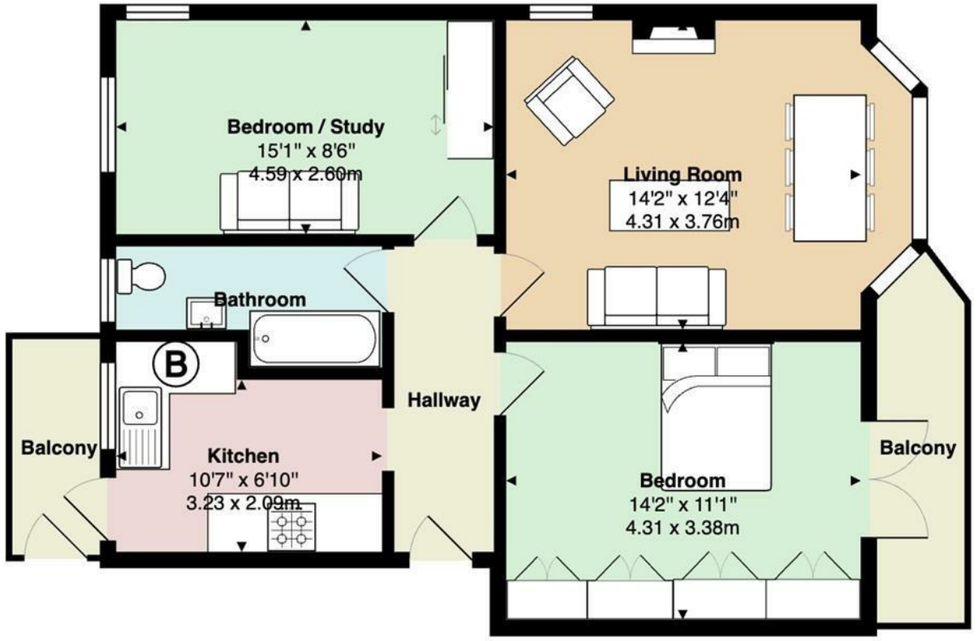
Comments by Mr Luke Trezise

Property Specialist

Mr Luke Trezise

Senior valuer

luke@jeffreyross.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

£250,000

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

Kitchen 10'7" x 6'10" (3.23m x 2.08m)

Balcony

Bedroom 14'2" x 11'1" (4.32m x 3.38m)

Balcony

Bedroom /Study 15'1" x 8'6" (4.60m x 2.59m)

Living Room 14'2" x 12'4" (4.32m x 3.76m)

Bathroom

Parking

The property comes with one undercroft parking space.

EPC

Rated C

Council Tax

Band D

Construction

The property is a purpose built block built in the 1960's and is constructed from mainly brick and concrete.

Broadband

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.

Mobile Coverage

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.

Tenure

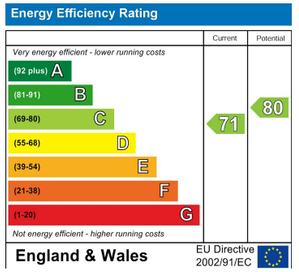
We are informed by our client that the property is Leasehold with approximately 966 years remaining. The service charge is in the region of £2152 per annum and the annual ground rent is £50 this is to be confirmed by your legal advisor.

School Catchment

My English medium primary catchment area is
Radnor Primary School
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 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
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
71
80
England & Wales
EU Directive 2002/91/EC