

FOR SALE

Ty Glas Road

Llanishen, Cardiff, CF14 5ER

LLANISHEN, CARDIFF

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ASKING PRICE

£325,000

2 BEDROOMS

1 BATHROOM

1 RECEPTION

744 SQ FT

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RETIREMENT PROPERTY

OPEN PLAN LIVING AND DINING ROOM.

PARKING AVAILABLE.



THE PROPERTY

Nestled on Ty Glas Road in the charming suburb of Llanishen, Cardiff, this delightful retirement flat offers a perfect blend of comfort and convenience. Spanning an impressive 744 square feet, the property features an inviting open plan living and dining area, which seamlessly connects to a private patio garden. This outdoor space overlooks the beautifully maintained communal gardens, providing a serene setting for relaxation and socialising.

The flat comprises two well-proportioned bedrooms, ideal for accommodating guests or creating a peaceful retreat. The bathroom is equipped with a modern walk-in shower, ensuring ease of access and comfort. Residents will also benefit from the communal areas, which include a spacious lounge complete with a fitted kitchen, perfect for gatherings and community events. Additionally, a utility room with washing machines and dryers adds to the convenience of daily living.

Parking is available for residents, making it easy to come and go as you please. The property is conveniently located close to local amenities and transport links, ensuring that everything you need is within easy reach. This flat presents an excellent opportunity for those seeking a supportive and friendly community in a prime location. Whether you are looking to downsize or simply enjoy a more relaxed lifestyle, this retirement flat is a wonderful choice.

INSIDE



ACCOMMODATION

MASTER BEDROOM 2.89 x 4.65

BEDROOM TWO 2.82 x 4.65

LIVING ROOM 3.38 x 5.58

DINING AREA 2.12 x 2.39

KITCHEN 1.96 x 2.39

SERVICE CHARGES

£3,335.96 per annum

GROUND RENT

£419 per annum

LEASE DETAILS

125 years from 1 January 2004

PROPERTY TYPE FLAT - RETIREMENT

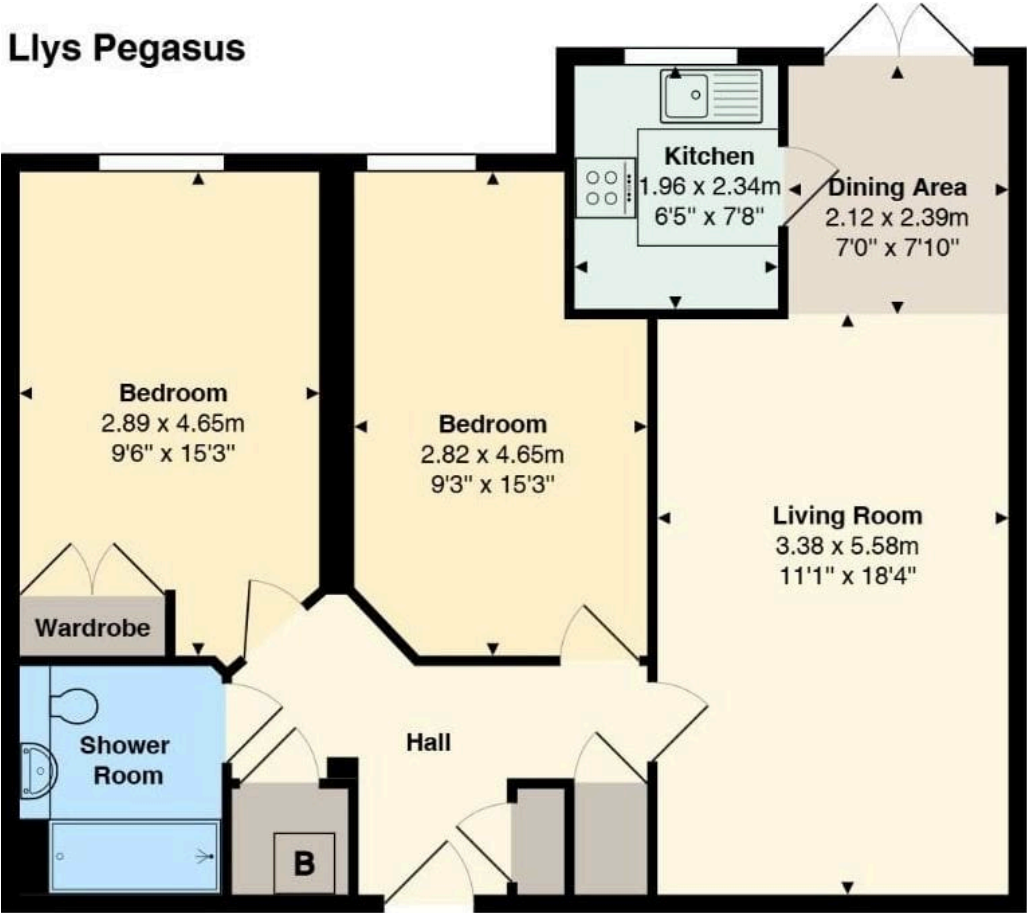
INTERNAL AREA 744 SQ FT

TENURE LEASEHOLD

COUNCIL TAX BAND F · ABOUT £2,908 A YEAR
Cardiff Council, 2026/27 estimate

EPC RATING 77 · POTENTIAL 79

Llys Pegasus



Total Area: 69.2 m² ... 744 ft²

All measurements are approximate and for display purposes only



Nadia Refae

BRANCH MANAGER AND AREA VALUER / NEGOTIATOR
LLANISHEN BRANCH

029 2049 9680

54 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LU

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SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 54 Station Road, Llanishen, Cardiff, CF14 5LU. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyyross.co.uk