

FOR SALE

THOMAS COURT

Marlborough Road

Penylan, Cardiff, CF23 5EZ

PENYLAN, CARDIFF

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OFFERS OVER

£250,000

2 BEDROOMS

1 BATHROOM

1 RECEPTION

797 SQ FT

SQ FT 797.00

EN-SUITE

IMMACULATE CONDITION

RECENTLY PAINTED THROUGH-OUT

TWO BEDROOMS

AMPLE STORAGE

CARELINE SYSTEM

NEW CARPETS



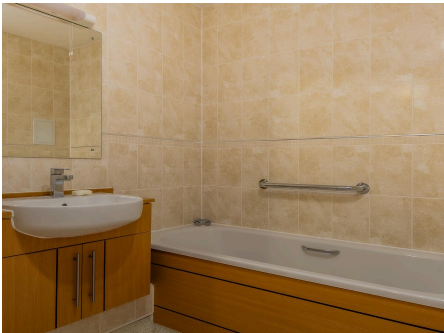
THE PROPERTY

*** Priced To Sell Offers Over £250,000 *** Nestled in the charming area of Penylan, this immaculate assisted living apartment offers a perfect blend of comfort and convenience. Spanning an impressive 797 square feet, the property features two spacious double bedrooms, one of which boasts a private en-suite bathroom, ensuring a serene retreat for residents. The well-appointed lounge and dining room provide an inviting space for relaxation and socialising, making it ideal for both quiet evenings and entertaining guests, modern kitchen, modern en-suite bathroom with bath and shower, separate shower room and ample storage.

The apartment is situated in a prime location, with easy access to local shops, parks, and various amenities, allowing for a vibrant lifestyle. Residents will appreciate the benefits of assisted living, with 24-hour support available, ensuring peace of mind and security. This property is not just a home; it is a community designed for those seeking a supportive and engaging environment.

** Recently decorated through-out and new carpets ** ** Chain Free **

INSIDE



ACCOMMODATION

LOUNGE / DINING ROOM 3.76m x 6.10m

BEDROOM ONE 2.97m x 4.65m

KITCHEN 2.24m x 2.67m

BEDROOM TWO 2.79m x 4.24m

ADDITIONAL INFORMATION

Service Charge includes- • Cleaning of communal windows • Water rates for communal areas and apartments • Electricity, heating, lighting and power to communal areas • 24-hour emergency call system • Upkeep of gardens and grounds • Repairs and maintenance to the interior and exterior communal areas • Contingency fund including internal and external redecoration of communal areas • Buildings insurance

PROPERTY TYPE FLAT - RETIREMENT

INTERNAL AREA 797 SQ FT

TENURE LEASEHOLD

COUNCIL TAX BAND D · ABOUT £2,013 A YEAR
Cardiff Council, 2026/27 estimate

Thomas Court



Total Area: 74.1 m² ... 797 ft²

All measurements are approximate and for display purposes only



Amanda Trinder

SENIOR VALUER / NEGOTIATOR

PENYLAN BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

jeffreygross.co.uk



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, 38 Wellfield Road, Penylan, Cardiff, CF24 3PB. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk