

FOR SALE

Ty-Gwyn Road

Penylan, Cardiff, CF23 5JB

PENYLAN, CARDIFF

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£190,000

2 BEDROOMS

1 BATHROOM

1 RECEPTION

644 SQ FT

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TWO DOUBLE BEDROOMS

GARAGE

GAS CENTRAL HEATING

LOUNGE / DINING ROOM

MODERN BATHROOM

BALCONY



THE PROPERTY

NEW TO MARKET A spacious TWO bedroom apartment located in the popular HILLSIDE COURT development on TY GWYN ROAD. This property is situated on the "upper ground floor", and offers a generous size living dinner, balcony to rear with a south facing aspect, separate modern kitchen, bathroom, two double bedrooms and lots of built in storage. The property further benefits from gas central heating, a garage and a storage cupboard. Offered to market with no onward chain.

Located within close proximity to local shops, parks, amenities as well as Cardiff City Centre.



INSIDE



ACCOMMODATION

LOUNGE / DINING ROOM 4.01m x 3.78m

KITCHEN 3.40m x 2.11m

BEDROOM ONE 4.01m x 3.20m

BEDROOM TWO 3.40m x 2.79m

SERVICE CHARGE

We have been informed by the seller that the service charge is £105.79 pcm with no ground rent.

GROUND RENT

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SCHOOL CATCHMENT

Marlborough Primary School (year 2024-25) Cardiff High School (year 2024-25)

PROPERTY TYPE FLAT/APARTMENT

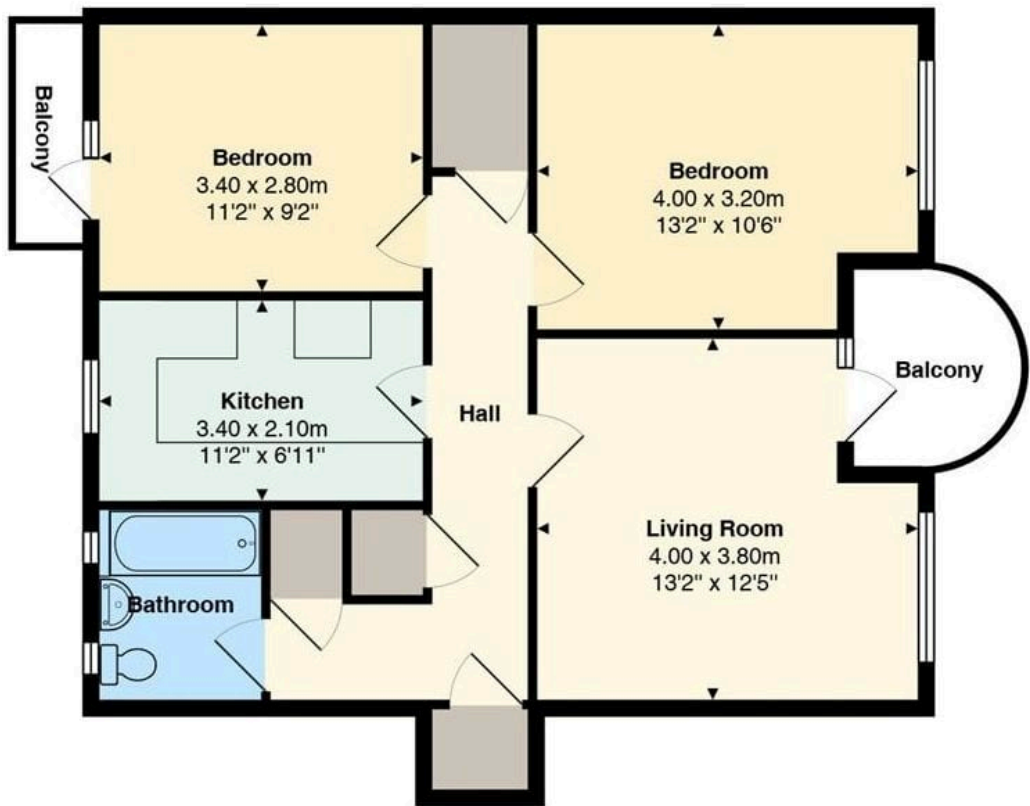
INTERNAL AREA 644 SQ FT

TENURE LEASEHOLD

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

EPC RATING 59 · POTENTIAL 76

Hillside Court



Total Area: 59.8 m² ... 644 ft² (excluding balcony)

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