



MARLBOROUGH ROAD  
PENYLAN  
CARDIFF CF23 5BX

GUIDE PRICE

£267,500



GROUND FLOOR FLAT



2



2



2



2

**\*\* No onward chain \*\*** This exceptional two-bedroom apartment lies on the ground floor of a characterful Victorian terrace in the heart of Penylan. The home was sensitively renovated by the current owner, who introduced new oak floors, modernised the kitchen, and added a calming neutral palette throughout. The property also provides a detached garage, ideal as a work from home office or storage space. Wellfield road is also just around the corner with great amenities and transport links to Cardiff centre.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: B**

**FLOOR AREA APPROX: 516 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

Marlborough street is situated in the Penylan/Roath area of Cardiff with Albany Road nearby offering a range of shops, bars, restaurants, cafes and much more. The ever-popular Roath Park is a short walk away. Schools of all levels are nearby. Great transport links to the city centre and A48/M4 motorway.

#### ENTRANCE PORCH

3' 4" x 3' 10" (1.038m x 1.181m)

#### COMMUNAL HALL

3' 10" x 11' 11" (1.192m x 3.633m)

#### ENTRANCE HALL

2' 10" x 13' 4" (0.876m x 4.069m)

Original decorative coving. Doors to bedroom one, Bedroom two and sitting room. Large storage cupboard under stairs, housing electrical unit and fitted with a light.

#### BEDROOM ONE

15' 3" x 11' 10" (4.665m x 3.630 m)

uPVC double glazed bay window to front aspect. Original decorative coving. Storage shelving in alcove. Radiator.

#### BEDROOM TWO

10' 1" x 12' 10" (3.079m x 3.937m)

uPVC double glazed window to rear aspect. Decorative coving. Radiator. Door to ensuite.

#### ENSUITE

6' 4" x 3' 5" (1.946m x 1.048m)

Decorative tiled flooring. Shower cubicle with tiled walls, fitted with a rainfall showerhead and hand held shower attachment. WC with inset flush. Wash handbasin. Extractor fan.

#### SITTING ROOM

9' 7" x 11' 7" (2.939m x 3.536m)

Coving. uPVC sliding patio doors to rear garden. Radiator.

#### BATHROOM

7' 6" x 5' 5" (2.297 m x 1.661m)

uPVC window with obscure glass to side aspect. Extractor fan. Three piece white suite; low level WC with inset flush, wash hand basin vanity unit with chrome tap and tiled splash back, Shower cubicle with rainfall showerhead. Part tiled walls. Wall mounted mirror with lighting. Ladder style radiator. Spotlights.

#### KITCHEN

11' 0" x 7' 11" (3.371m x 2.420m)

uPVC double glazed window to side aspect. A range of base and wall mounted cabinets with contrasting square edge oak countertops. Integrated fridge freezer, oven with induction hob above. Inset ceramic Belfast sink. Modern vertical radiator. Spotlights. Dishwasher.

Open to Dining area :-

#### DINING ROOM

8' 8" x 10' 11" (2.651m x 3.329m)

uPVC door with glass pane to rear garden access. Two uPVC double glazed windows to rear and side aspect. Space for white goods. Breakfast bar with space for seating. Wall mounted cabinet housing boiler. Tiled floor. Spotlights.

#### GARAGE

15' 5" x 9' 9" (4.719m x 2.983m)

Pitched detached garage. Ideal storage option or work from home office. Fitted with light. Electrical outlet. Manual up and over garage door.

#### OUTSIDE

Rear: Stone chipped pathway with raised boarders and raised flower beds. Large patio sitting area. Fence and brick wall to boundary. South west facing. Gated rear access to back lane.

Front: On street residential parking.



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