



JeffreyRoss

Pen-Y-Lan Road, Penylan, Cardiff, CF24 3PF

£950 PCM





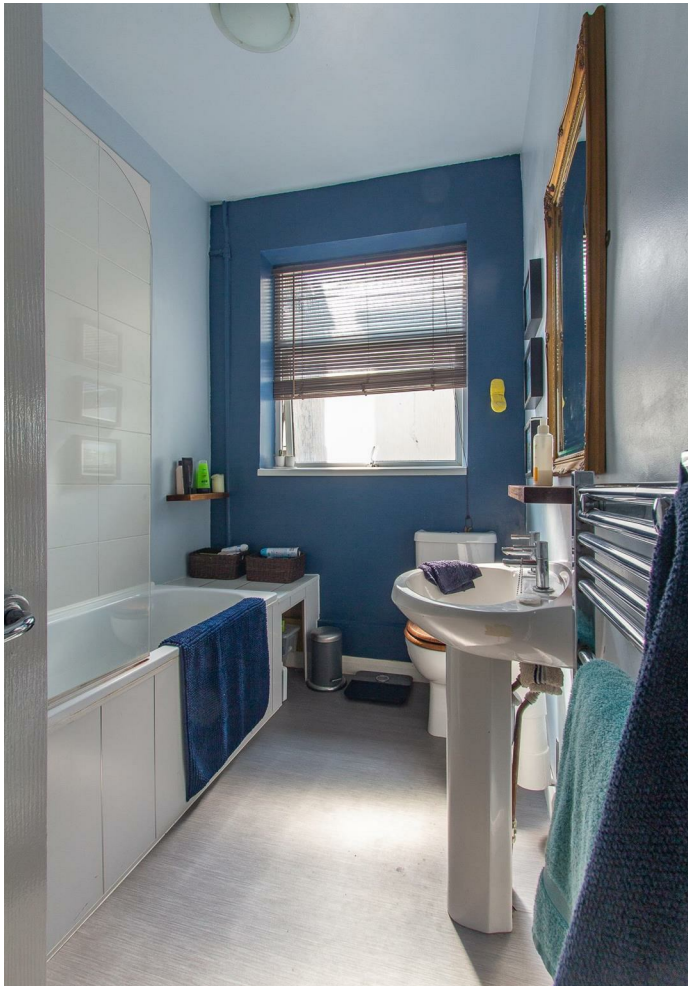
CERVEZA Pilsen  
SOCIEDAD ANONIMA DAMM  
BARCELONA

LUCY'S List  
TAKE WHAT YOU NEED  
NOT WANT THE WANT  
Loveless things  
CHERISH YOUR  
CHILDREN, THEY  
ARE THE FUTURE  
Be kind to  
EVERYONE  
DON'T BE SCARED

SHOE SHINE

S M E G





## In Brief

Full of character, style and charm is this very impressive and extremely spacious two bedroom in the heart of Penylan, on Penylan Road. Located on the first-floor, the property has been owner occupied for many years and we must say, he has done a brilliant job at designing and presenting the property, it oozes coolness, style and some impressive, contemporary furnishings. The living room / kitchen space is a brilliant living space with modern fitted kitchen with gas hob, integrated appliances and free-standing fridge-freezer, breakfast bar, dining space and a lounge snug area that comes with 50 inch TV! Access to the shared, rear garden is available from the lounge and a handsome exposed brick chimney breast is a great addition to the living area. Both bedrooms are extremely spacious (possibly the biggest we have seen in such a property) and easily cater for king-size beds and clothes storage (although at present, double beds are provided.) The property is completed by a bathroom suite with bathtub and shower over. A perfect, perfect option for two young professionals looking to be in the heart of Penylan and living in something rather special!

FURNISHED. FLOOR PLAN AVAILABLE. PARKING. GAS CENTRAL HEATING.

AVAILABLE 02/12/2020

EPC RATING of C  
COUNCIL TAX BAND of E

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted

## Key Features

- Two huge bedrooms
- Cool and stylish
- Furnished nicely
- Shared garden

£950 PCM

£950 DEP



2

Bedrooms



1

Bathrooms

FURNISHED

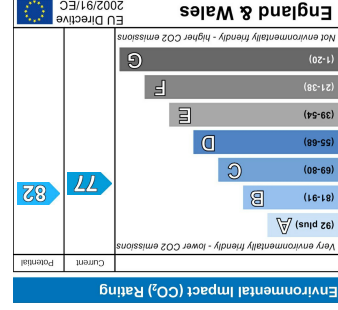
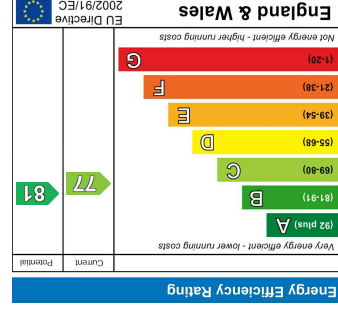
One of the coolest, biggest flats in one of Cardiff's most popular areas.



Legal bit...

Jeffrey Ross Ltd, Register in England & Wales, Company No. 0641 1905 VAT No. 944 2898 82

Property particulars as supplied by Jeffrey Ross are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations or fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Fenwick Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Data Protection: We retain the copyright in all advertising material used to market this Property.



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 223-225 Cathedral Road  
 Pontcanna, Cardiff  
 CF11 9PP  
 T: 02920 499680 (option 1)
- Roath**  
 38 Wellfield Road  
 Roath, Cardiff  
 CF24 3PB  
 T: 02920 499680 (option 2)
- Llanishen**  
 54 Station Road  
 Llanishen, Cardiff  
 CF14 5LU  
 T: 02920 499680 (option 3)
- Cathays**  
 89 Woodville Road  
 Cathays, Cardiff  
 CF24 4DX  
 T: 02920 499680 (option 4)

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All measurements are approximate and for display purposes only. Total Area: 957 sq. ft., 88.9 m<sup>2</sup>



Penylan Road, Penylan

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