



Pen-Y-Lan Road, Penylan Cardiff CF23 5RE

welcome to

Pen-Y-Lan Road, Penylan Cardiff

Set in a highly sought-after neighbourhood and offered with no onward chain, this lovely duplex apartment spans two floors and is full of charm. With three bedrooms, an en-suite to the master, and a host of beautiful original features, it's a home that truly stands out.

Communal Entrance

Via an original glazed communal door into:

Communal Hallway

Stairs rising to the apartment.

Entrance

Via a solid wooden door into:

Hallway

A bespoke storage unit with coat hanging hooks, video intercom system, steps to both the bathroom and hallway and doors providing access to:

Lounge

15' 10" x 12' 10" (4.83m x 3.91m)

Three sash windows with secondary glazing to front aspect, powerpoints, feature fireplace, radiator beneath decorative cover, picture rail and coved ceiling.

Kitchen

11' 8" x 5' 1" (3.56m x 1.55m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven with extractor hood over, integrated fridge/freezer and wine rack, tiled splashbacks, powerpoints, radiator and window to front aspect.

First Floor

Bedroom Two

12' 10" x 12' 2" (3.91m x 3.71m)

Two sash windows to rear aspect, wood flooring, radiator and powerpoints.

Shower Room

Fitted with a three piece suite comprising tiled shower cubicle, wash hand basin inset to vanity unit, close coupled WC, cupboard housing combi boiler and obscure window to rear aspect.

Landing

Stairs rising to second floor with integrated spotlights on skirting, leading up to bedrooms one and three and doors providing access to:

Bedroom One

10' 2" x 8' 5" (3.10m x 2.57m)

Two skylight windows to rear aspect with panoramic views, radiator, powerpoints and door providing access to:

En-Suite

Fitted with a three piece suite comprising bath with shower over, wash hand basin inset to vanity unit, WC, underfloor heating, cupboard housing combi boiler and skylight window.

Bedroom Three

8' x 7' (2.44m x 2.13m)

Skylight window to front aspect, storage into eaves and powerpoints.

Shared Basement Space

The vendor has advised that there is a shared basement space.

Leasehold Information

The vendor has advised of the below:

Length of Lease: Approx. 146 years left

Ground Rent: Approx. £0

Service Charge: Approx. £1200 per annum (Approx. £600 every 6 months)

Estate Agents Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Pen-Y-Lan Road,
Penylan Cardiff

- Unique and Stylish Duplex Apartment
- Three Bedrooms, the master with en-suite shower room
- Garage
- Set in desirable location
- No Chain

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 1200.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 146 years from 20 Nov 2025.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£260,000



view this property online allenandharris.co.uk/Property/ROA114404



Property Ref:
ROA114404 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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