

**Flat 2, 7 Pen-Y-Lan Road
Cardiff
CF24 3PG**

Communal Hall & Stairwell

Entrance Hall

Lounge Kitchen



Parking



Bedroom 1



VIEWING

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Bedroom 2



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | 87 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Bathroom W.C.



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Offered For Professional Let Being Close To Roath Park Together With The Various Facilities Of Wellfield & City Road Can Be Found This Modern Purpose Built First Floor Flat Within A Block Of Four Boasting Onsite Secure Parking. . Hall, Open Plan Lounge Kitchen With Oven & Hob, Twp Bedrooms & Bathroom W.C. Electric Heating. Unfurnished. Intercom Entry System. Available Now