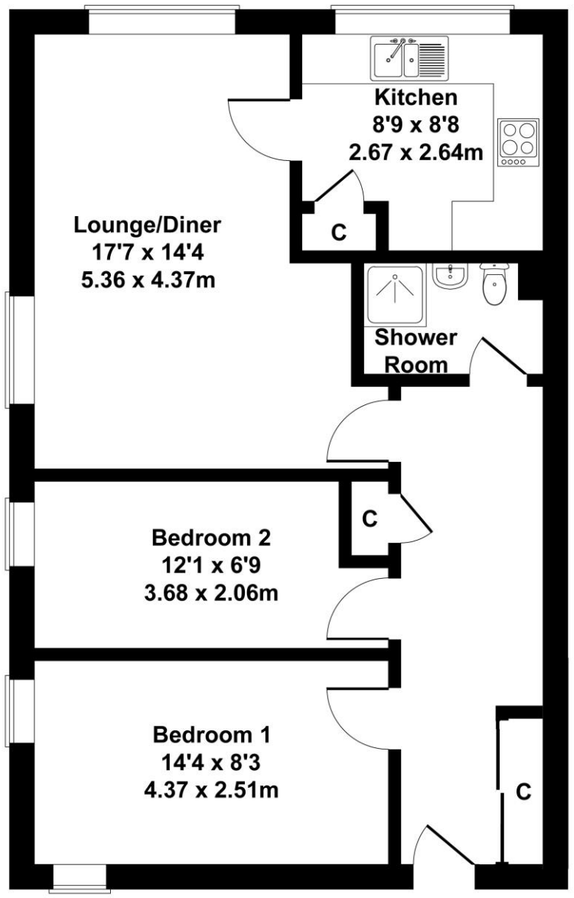
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4 Gwent House

Approximate Gross Internal Area
691 sq ft - 64 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

4 Gwent House, Glenside Court, Ty Gwyn Road, Penylan, Cardiff, CF23 5JU



A modernised and very well presented, purpose built first floor retirement apartment, in a select block of only five other apartments within the development, set at the head of Glenside Court, offering views down the site and beautiful communal gardens, in a favourable location on the highly sought after Ty Gwyn Road within Penylan, a bus stop is positioned outside of the site on Ty Gwyn Road, giving easy access to Wellfield Road and Albany Road coffee shops and arcades. Communal entrance hall, generous private entrance hallway, lounge/dining with feature fireplace, stylish fitted kitchen, two good size bedrooms and a refurbished shower room. Electric heating. Outside are beautifully attended and manicured gardens with various relaxation areas on this tranquil site, with resident's parking and guest parking. EPC Rating: D

Price: £185,000

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Communal Hallway
Communal hallway with telecom entrance door, staircase to first floor landing.



Entrance Hall
Approached via a secure entrance door with telecom entry system, leading onto a central hallway, access to loft with retractable ladder, useful storage cupboard with shelving, built-out storage unit with coat hooks and shelves and sliding doors, electric wall mounted heater.







Lounge/Diner 17'7" x 14'4"
Window to rear and side overlooking the landscaped communal garden, a good size reception room with feature stone fireplace with a matching back and hearth and an electric log effect fire, two wall mounted electric heaters, coved ceiling, and door to kitchen.





Kitchen 8'9" x 8'8"
Modern fitted kitchen appointed along three sides in matt finished fronts beneath round nose worktops surfaces, inset one and a half bowl stainless steel sink and drainer with swan neck mixer tap, four ring electric hob with concealed cook hood, space for an upright fridge freezer, space and plumbing for automatic washing machine, contemporary metro brick tiling to worktop surrounds, quality patterned tiled flooring, large window to side overlooking the communal gardens, built-in cupboard with shelving and housing the electric water heater.



Bedroom 1 14'4" x 8'3"
Aspect to side and rear, a good size double bedroom, wall mounted electric heater, coved ceilings.



Bedroom 2 12'1" x 6'9"
Window to rear, a good size second bedroom, coved ceiling.



Shower Room
Quality suite comprising low level WC, shaped wash hand basin with storage cabinet below, shower cubicle with Mira electric shower, contemporary retro brick wall tiling to wet areas, quality patterned tiled flooring, chrome heated towel rail.







Communal Grounds
Landscaped and well maintained grounds with large areas of lawn, bordered with a variety of shrubs and plants. Car park with visitors parking spaces.

Viewers Material Information:
1) Prospective viewers should view the Cardiff Adopted Local Development Plan 2006-2026 (LDP) and employ their own Professionals to make enquiries with Cardiff County Council Planning Department (www.cardiff.gov.uk) before making any transactional decision.
2) Transparency of Fees Regulations: We do not receive any referral fees/commissions from any of the Providers we recommend, apart from Cornerstone Finance, where we may receive a referral fee (amount dependent on the loan advance and product) from this Provider for recommending a borrower to them. This has no detrimental effect on the terms on any mortgage offered.
3) Please note that if the property is currently within Cardiff High School catchment area, there is no guarantee that your child or children will be enrolled at Cardiff High School, if requests for places become over-subscribed. Any interested parties should make their own enquiries with Cardiff County Council Education Department www.cardiff.gov.uk before making a transactional decision.
4) There is an event fee of 0.5% of the sale price per year for the first 10 years and then 0.25% thereafter, payable by each seller upon re-sale.

Tenure: Leasehold, 999 years from 25th December 1988 (Vendors Solicitor to confirm)

Ref: ML/MR/CYS260397

Council Tax Band: D (2026)

Current Maintenance Charge £278.29 per calendar month including ground rent.

Viewing strictly by prior appointment.

All statements contained in the particulars are not to be relied on as representations of fact. All representations contained in the particulars are based on details supplied by the Vendor.