

Flat 1 | Benedict Court | Bronllwyn

Pentyrch | Cardiff | CF15 9AD

Ground Floor Apartment | Asking Price Of £199,950



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# PROPERTY DESCRIPTION

**\*\* IDEAL FIRST TIME BUY OR INVESTMENT \*\* GARDEN AND PARKING \*\***

An opportunity to acquire this immaculately presented ground floor two bedroom apartment in Pentyrch village. The property briefly comprises lounge/kitchen/dining room, two bedrooms and bathroom. The property benefits from private rear garden and off road parking. **\*\* NO CHAIN \*\***

- **Tenure** Leasehold
- **Council Tax Band** D
- **Floor Area (approx.)** 667 sq. ft.
- **Viewing Arrangements** Strictly by Appointment

## LOCATION

The property is situated in the highly regarded semi rural village of Pentyrch. Local amenities include a post office, doctors and veterinary surgery, public houses, shops and a primary school. The property is also within the catchment area of Radyr Comprehensive School. There is also a bus service to and from Cardiff City Centre, and the M4 Motorway is in close proximity.

## ENTRANCE

Entered via block paved pathway with gate and wrought iron Boundary fence. Shrub borders. Gated access to side and rear garden.

## LOUNGE/KITCHEN/DINING ROOM

23' 7" (max) x 17' 4" (max) (7.210m x 5.302m) Entered via UPVC double glazed composite front door into main reception room. An open plan space with modern fitted kitchen to include a wide range of base and eye level units incorporating fridge/freezer,

dishwasher, electric oven and hob with extractor fan over. Complementary work surfaces. Tiled splash backs. Feature uPVC double glazed bay window to front plus window and external door to side. Extractor fan. Tiled flooring with underfloor heating. Wall mounted gas central heating boiler. Fitted storage cupboard with space for washing machine. Door to inner hallway.

## INNER HALLWAY

Doors to two bedrooms and bathroom.

## MASTER BEDROOM

11' 3" x 11' 0" (max) (3.449m x 3.371m) uPVC double glazed window to rear. Tiled flooring with underfloor heating.

## BEDROOM TWO

11' 3" x 10' 0" (max) (3.453m x 3.051m) uPVC double glazed window and external door to rear garden. Tiled flooring with underfloor heating.

## BATHROOM

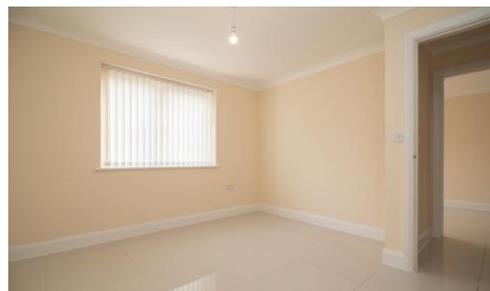
A modern suite to include low level WC, pedestal wash hand basin and fitted bath with shower attachment and glass screen. Fully tiled flooring and walls. Extractor fan. Underfloor heating.

## GARDEN

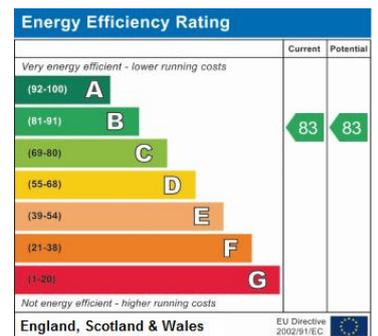
Enclosed rear garden, paved patio with gates to front and rear parking.

## ADDITIONAL INFORMATION

999 Year Lease from 2017. Leaseholders can purchase the Freehold for a nominal charge. Service Charge £442.87. Ground Rent £100.00 per annum.



# FLOORPLANS



**Radyr 029 2084 2124**

6 Station Road, Radyr, Cardiff CF15 8AA

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