

# St Michaels Court

Western Avenue, Llandaff, Cardiff  
CF5 2BP



- First Floor Apartment
- Two Bedrooms

- Lounge/Diner
- Modern Fitted Kitchen

- Contemporary Bathroom
- Gas Central Heating

St Michael's Court is a stone's throw away from Llandaff High Street and Village. This first floor apartment is spacious, light and modern and offers two bedrooms, good size lounge/diner, modern fitted kitchen and bathroom. The property also benefits from gas central heating and double glazing. Llandaff village offers a variety of independent shops, pubs, cafés and restaurants along with plenty of local amenities close by. The Taff Trail can be easily accessed via Llandaff and Pontcanna Playing fields and offers excellent public transport links direct into Cardiff.

### Entrance

Entered via communal entrance. Stairs to the first floor.

### Entrance hall

Entrance hall with recess for storage. Wood parquet flooring. Entrance phone.

### Lounge/Diner 15'2" x 11'6" (4.62m x 3.51m)

Double glazed windows to the front. Radiator. Wood parquet flooring. Doorway to kitchen. T.v point.

### Kitchen 11'6" x 6'11" (3.51m x 2.11m)

Double glazed window to the rear. Wall and base units with work tops over. Stainless steel sink and drainer with mixer tap. Four ring integrated oven and gas hob with stainless steel splash back. Space for fridge freezer. Space and plumbing for washing machine. Breakfast bar and up stand splash back. Tiled flooring.

### Inner Hallway

L shaped inner hallway. Doors to all bedrooms and bathroom.

### Bedroom One 11'6" x 9' (3.51m x 2.74m)

Double glazed window to the side. Radiator. Wood parquet flooring. Built in wardrobe.

### Bedroom Two 5'7" x 9'3" (1.70m x 2.82m)

Double glazed window to the rear. Radiator. Wood parquet flooring.

### Bathroom 5'6" x 5'5" (1.68m x 1.65m)

Double glazed window to the rear. P shaped bath with central mixer glass splash back and plumbed shower with rain drop shower head



and separate shower head attachment. Vanity wash hand basin. Tiled walls and floors. Heated towel rail.

### W.C

Obscure double glazed window to side. W/c and wash hand basin. Half tiled walls. Tiled flooring.

### Tenure

We have been advised by the seller that the property is leasehold 99 years from new having approximately 77 years remaining Ground Rent £200.00 pa.