

16 Caedelyn Court, Cherry Orchard Road

Lisvane | Cardiff | CF14 0AT

Apartment | Asking Price Of £190,000



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PROPERTY DESCRIPTION

A spacious first floor 2 bedroom apartment in the gated development Caedelyn Court in the sought after Lisvane area, a stones throw from Cefn Onn Park, and with Lisvane and Thornhill train station within walking distance. The accommodation comprises entrance hall, open plan lounge/kitchen, 2 double bedrooms and bathroom. Allocated parking space and visitor parking also available.

- **Tenure** Leasehold
- **Council Tax Band** E
- **Floor Area (approx.)** 624 sq ft
- **Viewing Arrangements** Strictly by Appointment

LOCATION

The property is located in the sought after area of Lisvane. Local amenities include excellent schools, public house, church, convenience store, hairdressers, estate agent, tennis club, Cefn Onn park and good transport links by bus and train.

COMMUNAL ENTRANCE

Communal entry and stairs to upper floors.

ENTRANCE HALL

Entry phone. Airing cupboard. Radiator. Thermostat.

LOUNGE

23' 9" x 12' 1" (7.25m x 3.70m)
Double glazed uPVC window to front and double glazed uPVC door to front. Satellite point. Base and wall units with work surfaces incorporating one and a half stainless steel mixer tap. Built in oven and grill, 4 ring gas hob and extractor hood over. Space for American style fridge/ freezer. Built in washer / dryer and dishwasher. Cupboard housing gas

combi boiler.

BEDROOM ONE

15' 0" x 10' 10" (4.58m x 3.32m)
Double glazed uPVC window to rear. Radiator.

BEDROOM 2

15' 8" x 7' 8" (4.79m x 2.34m)
Double glazed uPVC window to rear. Radiator.

BATHROOM

6' 10" x 5' 6" (2.09m x 1.68m) Tiled floor. Part tiled walls. Bath with mixer tap and with dual head mains shower over, pedestal wash hand basin with mixer tap, w.c. Chrome heated towel rails

OUTSIDE

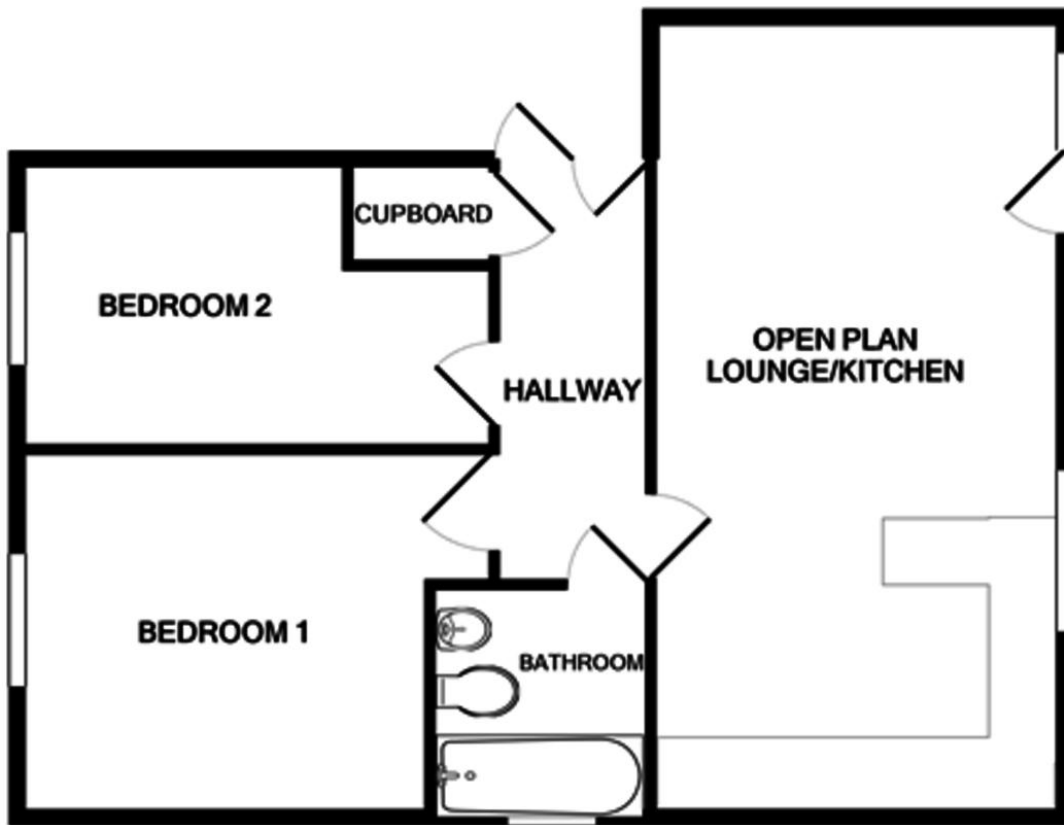
Gated access. Communal gardens to front and rear. 1 allocated parking space and visitor spaces.

TENURE

We are advised the property is of Leasehold tenure with a term of 999 years from build, leaving approx. 987 years at present. We are advised that the annual service charge of £1200 and £200 ground rent which billed every 6 months. This information is to be verified by your legal representative.



FLOORPLANS



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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