

11 Old Bakery Court

Pentyrch | Cardiff | CF15 9NR

Apartment | Asking Price Of £120,000



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PROPERTY DESCRIPTION

**** MODERN FIRST FLOOR APARTMENT WITH VIEWS ** VILLAGE LOCATION ** PARKING **** A modern one bedroom first floor apartment situated in the heart of Pentyrch village. The accommodation briefly comprises; entrance hallway with stairs to first floor landing, kitchen, lounge, large bedroom (previously two bedrooms) and shower room. Parking to rear. Recently extended lease.

- **Tenure** Freehold
- **Council Tax Band C**
- **Floor Area (approx.)** 438 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, pharmacy, veterinary surgery, public houses, shops, a primary school and village hall. The property is also within the catchment area of Radyr Comprehensive School. There is also a bus service to and front the Cardiff City Centre and the M4 motorway is in close proximity.

ENTRANCE

Entered via uPVC double glazed door into apartment 11 stairwell. Stairs to first floor landing.

HALLWAY

uPVC double glazed window to side. Glazed door to kitchen with doors off to lounge and inner hallway.

LOUNGE

12' 11" x 9' 10" (3.957m x 3.011m)
uPVC double glazed window to front with fantastic views. Feature electric fireplace. Radiator.

KITCHEN

9' 7" x 6' 6" (2.946m x 2.003m) A well presented kitchen fitted with a range of base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Fitted electric oven and hob with extractor hood over. Space for fridge/freezer and washer/dryer. Radiator. Laminate wood flooring. Door to inner hallway.

INNER HALLWAY

Doors to shower room and storage cupboard housing gas combination boiler. Radiator. Two doors leading to one main bedroom (previously two bedrooms). Loft access.

SHOWER ROOM

6' 9" x 5' 8" (2.069m x 1.738m)
Fitted with a modern low level WC, vanity enclosed wash hand basin and shower civil with mixer shower over. Spotlights. Fully tiled walls. Radiator. Extractor fan.

BEDROOM

13' 0" x 11' 2"(Max) (3.974m x 3.416m) An L-shaped bedroom with two uPVC double glazed windows to rear. Radiator.

OUTSIDE

Parking for one vehicle

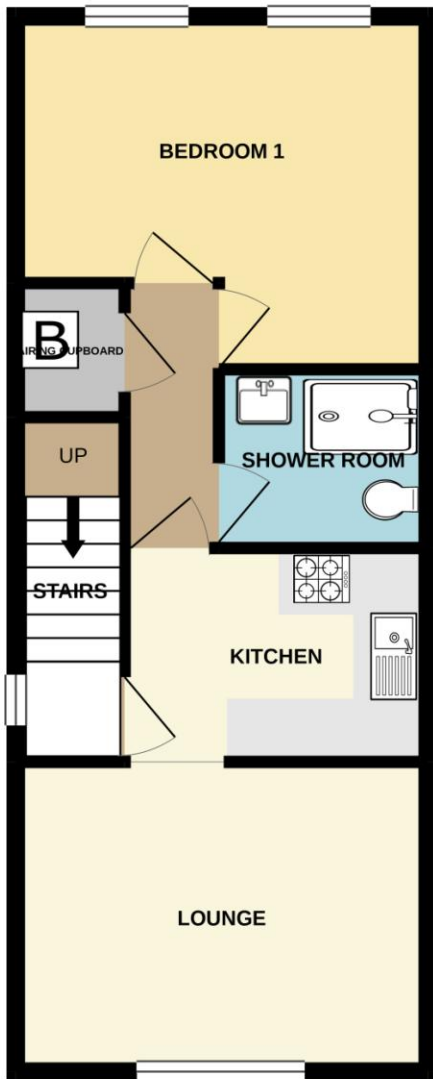
LEASE DETAILS

TBC



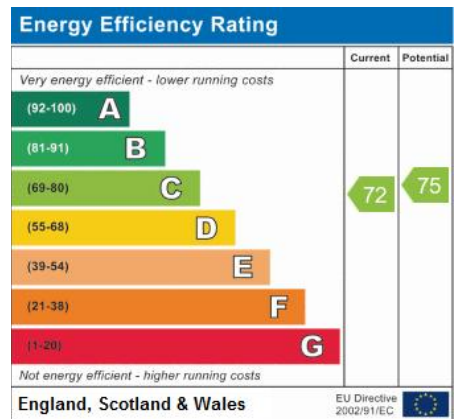
FLOORPLANS

GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 438 sq.ft. (40.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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