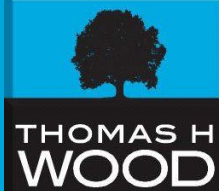




8 Marle Close

Pentwyn, Cardiff, CF23 7EP



Asking Price Of £150,000

2 Bedrooms



A spacious and beautifully presented two double bedroom first floor apartment set in a quiet cul de sac position in Pentwyn. Built in 2006 by Westbury Homes and impeccably maintained by the current owners, this stunning apartment is well placed for the highly regarded schools, Waitrose and excellent transport links to A48/M4 and City Centre. The accommodation comprises: entrance hall, lounge/diner, modern fitted kitchen, two double bedrooms and a family bathroom. The apartment further benefits from a long lease (109 years) UPVC double glazing, secure entry system and an allocated parking space to the rear. We consider this an excellent opportunity for first time buyers and investors alike.

COMMUNAL ENTRANCE HALL

Entered via secure entry system. Leading to:

ENTRANCE HALL

Entered via wooden front door to a spacious hallway, electric storage heater, cloakroom cupboard with electric wiring and airing cupboard. Doors to:

BEDROOM ONE

15' 7" x 8' 8" (4.77m x 2.65m) Good size double bedroom with fitted carpet, electric storage heater, double wardrobe and upvc double glazed window to the front.

BEDROOM TWO

10' 6" x 8' 5" (3.21m x 2.58m) A further double bedroom with fitted carpet, electric storage heater and UPVC double glazed window to the rear.



BATHROOM

7' 6" x 5' 6" (2.29m x 1.70m) With laminate floor and suite comprising: bath with shower over and shower screen (fully tiled around shower area) pedestal wash hand basin and low level wc. Half tiled walls, extractor fan, shaver point and electric heated towel rail.

LOUNGE/DINER

17' 7" x 10' 9" (5.37m x 3.30m) A generous and bright room with fitted carpet, papered feature wall, electric storage heater and UPVC double glazed window to the front. Open plan to

KITCHEN

11' 5" x 7' 2" (3.48m x 2.19m) Well appointed kitchen with a range of wall and floor level units, oven, electric hob, extractor hood, sink with mixer tap, space for washer/dryer, space for fridge/freezer and UPVC double glazed window to the rear.

PARKING

One allocated parking space to the rear of the property.

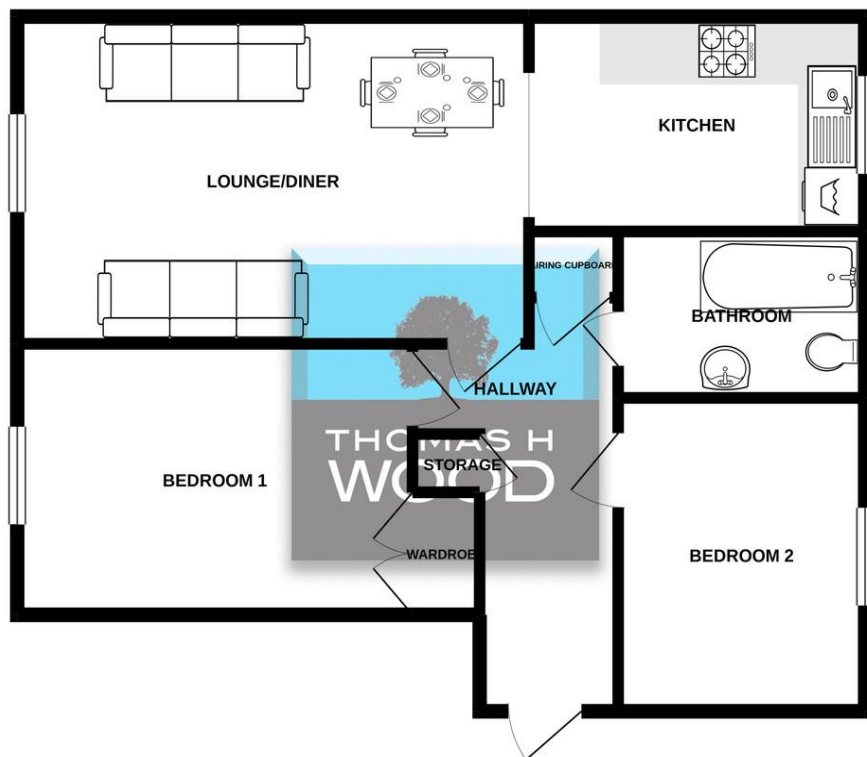
TENURE

Leasehold. 125 years from 1st September 2005.
Service Charge £91.54 monthly

COUNCIL TAX Band D



GROUND FLOOR
58.0 sq.m. (624 sq.ft.) approx.



TOTAL FLOOR AREA : 58.0 sq.m. (624 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements of floors, 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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