

Pritchard Court

Cardiff Road | Llandaff | CF5 2DE



Second Floor Apartment | Asking Price Of £259,950



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PROPERTY DESCRIPTION

RETIREMENT APARTMENT IN THE HEART OF LLANDAFF MGY are pleased to present for sale this two bedroom, second floor retirement apartment within an exclusive development situated in the heart of Llandaff. Located a stones throw away from the historic Llandaff village which boasts its shops, cafes, bars and restaurants. The property comprises entrance hallway, living room, kitchen, two double bedrooms and bathroom. The property further benefits from being situated in a quiet position to the rear of the complex, double glazing throughout, electric heating and allocated parking.

- **Tenure** Leasehold
- **Council Tax Band** F
- **Floor Area (approx.)** 657 sq ft
- **Viewing Arrangements**
Strictly by Appointment

ENTRANCE HALL

Entered via wooden door from communal hallway. Wall mounted intercom system. Cloakroom housing the hot water cylinder and shelving. Carpet to floor. Electric heater. Pendant light fitting. Doors to all rooms.

LIVING ROOM

14' 9" x 11' 1" (4.5m x 3.4m)
Double glazed door which opens onto Juliet balcony and overlooks private landscaped grounds.
Double glazed uPVC window to South side. Electric feature coal effect fireplace. Carpet to floor. Pendant light fitting to ceiling. Power Points. Double doors to Kitchen.

KITCHEN

Fitted wall and base units with work surface incorporating stainless steel sink with mixer tap over, and ceramic hob with extractor fan above. Integrated fridge and freezer. Eye-level integrated electric oven. Double glazed uPVC window overlooking the garden to the South side. Part tiled walls. Pendant light fitting. Vinyl flooring. Power points.

MASTER BEDROOM

12' 7" x 9' 8" (3.86m x 2.95m)
Double glazed uPVC window overlooking rear garden. Built-in wardrobe with mirrored doors. Carpet to floor. Pendant light fitting. Power points.

BEDROOM TWO

11' 6" x 8' 5" (3.51m x 2.59m)
Double glazed uPVC window overlooking rear garden. Built-in wardrobe with mirrored doors. Carpet to floor. Pendant light fitting. Power points.

BATHROOM

Bathroom suite comprising panelled bath with hot and cold tap over, separate shower cubicle with glazed door, vanity wash hand basin, and close coupled WC. Tiled walls and shower cubicle.. Vinyl flooring. Heated towel rail. Extractor fan. Mirror with wall mounted light and shaver point above. Pendant light fitting.

OUTSIDE

Exceptionally landscaped communal gardens. Allocated parking.

TENURE

MGY have been informed that the property is leasehold with a remaining lease of 111 years.

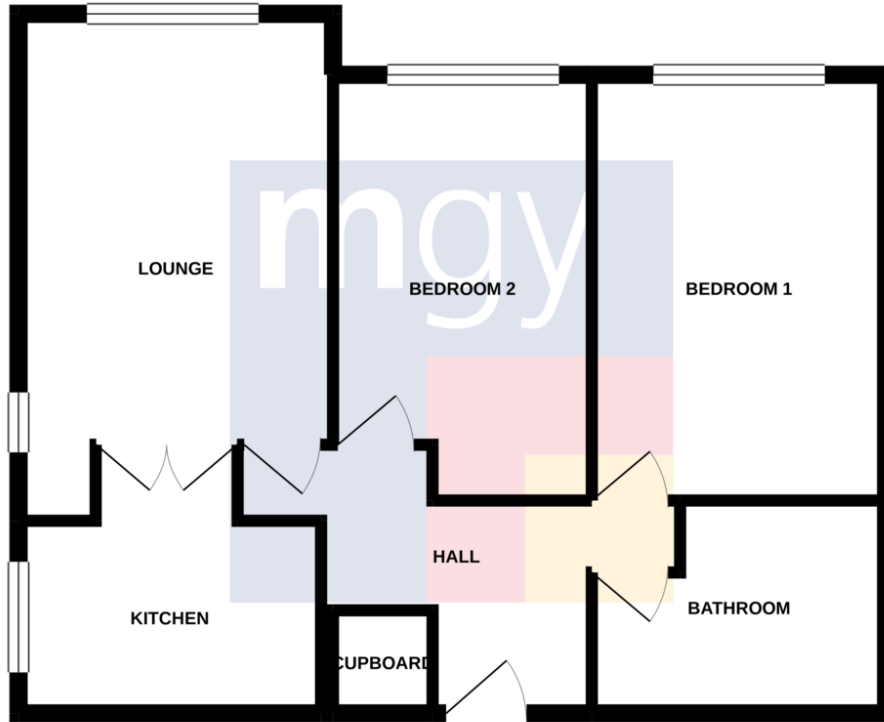
Service charges are approximately £3700.00 per annum which includes the following :- Buildings insurance, water and sewerage, window cleaning, garden maintenance, development manager, lift maintenance, electricity and cleaning of all communal areas.

Ground rent is £495.00 per annum

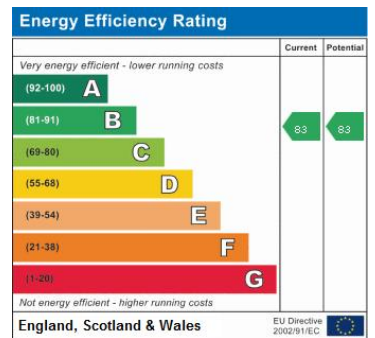


FLOORPLANS

SECOND FLOOR



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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