

32 Birch Court, Latteys Close,

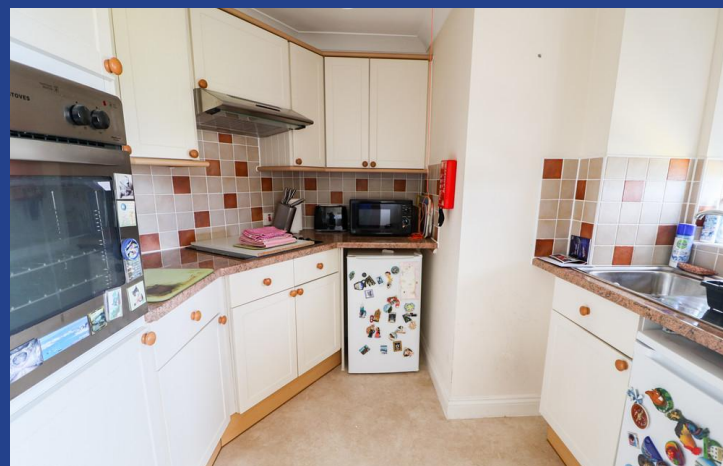
Birchgrove, Cardiff, CF14 4PZ



Estate Agents and
Chartered Surveyors

Asking Price Of

£90,000



Apartment



Property Description

MGY offer for sale this well proportioned 2nd floor one bedroom retirement apartment in a most convenient location just off Caerphilly Road and located close to local transport links. This purpose built retirement complex has an on-site house manager, lift, a large resident's lounge, a laundry room and a guest suite. The accommodation comprises entrance hall with walk in storage / airing cupboard, lounge opening to well maintained kitchen, double bedroom with fitted wardrobe and a bathroom. No chain.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 516 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

Located in the sought after area of Heath / Birchgrove in North Cardiff. The University Hospital of Wales and Heath Park are close by and the property is situated within walking distance to Birchgrove with cafes, optician, dentist, public house, hairdressers, schools and more. Regular bus and train services are also close to hand.

COMMUNAL ENTRANCE

Entered via an entry-phone system. Lift and staircase. Access to the communal facilities

ENTRANCE HALL

Entered from the communal hall via a Wooden front door. Storage cupboard housing the electrical consumer unit. Large walk-in storage cupboard with the hot water tank and fitted shelving. Entry-phone.

LOUNGE

approx 21' 10" x approx 10' 0" (6.68m x 3.07m)

A well proportioned room with a double glazed window and overlooks the communal gardens. 'Economy 7' storage heater. Telephone point. Emergency pull cord. TV aerial point. Open to:-

KITCHEN

8' 11" x 7' 8" (2.72m x 2.36m)

Fitted with a range of wall and base units incorporating work surfaces with ceramic tiled splash areas. Inset stainless steel sink and drainer with mixer tap. Built-in Stoves oven and a four ring electric hob with an extractor over. Wall mounted electric heater. Ventilation extractor. Emergency pull cord. Double glazed window.

BEDROOM

16' 2" x 9' 6" (4.93m x 2.90m)

Double glazed windows. Built-in double door wardrobes. Wall mounted electric heater. Emergency pull cord. Telephone and TV aerial points. Coving to the ceiling.

BATHROOM

6' 7" x 5' 4" (2.03m x 1.65m)

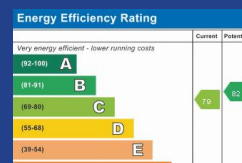
Suite comprises a panelled bath with a thermostatic shower over, pedestal wash hand basin, and a close couple wc. Tiled splash areas. Light/shaver point. Ventilation extractor. Wall mounted heater.

TENURE

We are advised that the lease term is 125 years from December 2005. This is to be verified by your legal representative.

Birchgrove 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



mgycy.co.uk

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