

14a Sturminster Road,

Penylan, Cardiff, CF23 5AQ

Asking Price Of

£240,000



Estate Agents and Chartered Surveyors



Apartment



Property Description

No Onwards Chain - Two Bedroom Ground Floor Flat - Share Of Freehold. This traditional property offers a range of period features located in the heart of Penylan within walking distance to a range of shops and other amenities. Integral garage with a rear garden offering rear lane access.

Tenure Share of Freehold

Council Tax Band D

Floor Area Approx 678 sq ft

Viewing Arrangements
Strictly by appointment

DESCRIPTION

A traditional period property offering heaps of character including parquet floorings, high ceilings and an original fireplace. This two bedroom ground floor flat is being sold with no onwards chain and offers heap of potential for modernising and upgrading into a stylish yet traditional home. The property benefits include two double bedrooms, bathroom, spacious lounge and separate kitchen. The rear garden is to be used solely by the owner of this property and also offers rear lane access, and even comes with it's very own garage.

LOCATION

This property is situated in the sought after area of Penylan with Waterloo Gardens and Roath Park nearby. In close proximity to the many amenities of Newport Rd and good transport links to the city centre and A48. Well regarded schools of all levels in the area.

ENTRANCE HALL

Enter into communal hallway with access to both ground floor and first floor flat. Cupboard housing gas meters.

HALLWAY

Enter into hallway with access to bedroom one, bedroom two and living room. Parquet flooring with

textured walls and ceiling and central light pendant. Built in storage under stairs.

BEDROOM ONE

13' 9" x 12' 10" (0m x 3.92 maxm)

Feature fireplace with traditional surround. Single glazed Bay window to front. Textured walls and ceiling with central light pendent and carpeted floors.

BEDROOM TWO

12' 2" x 11' 8" (3.71 maxm x 3.58m)

Single glazed window to rear garden. Textured walls and ceilings with carpeted flooring and central light pendent. Access to bathroom.

BATHROOM

Fitting with a traditional three piece bathroom suite comprising bath with shower over, WC and wash hand basin. Obscure single glazed window to rear garden.

LOUNGE

11' 10" x 12' 5" (3.61 max x 3.81m)

Single glazed window to side. Doorway leading to kitchen. Parquet flooring with texture walls and ceilings and central light pendant.

KITCHEN

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11' 10" x 10' 6" (3.63 maxm x 3.22m)

Fitted with a traditional range of base and eye level units with worktops over. Space for free standing cooker and hood. Space for white goods ie, washing machine and free standing fridge/ freezer. Inset stainless steel sink unit plus drainer. Wall mounted combi boiler. Single glazed window to rear garden and single glazed door to side.

REAR GARDEN

Enclosed rear garden with stone wall surround. Mostly laid to lawn with a pathway leading to rear garden gate offering rear lane access, finished with an array of plants, trees and shrubbery.

GARAGE

Brilliant storage space with a standard up and over garage door. Measurements to be confirmed.

LEASE DETAILS

999 year lease on the ground floor flat.

The purchaser of this property will also be purchasing the freehold of the first floor flat.

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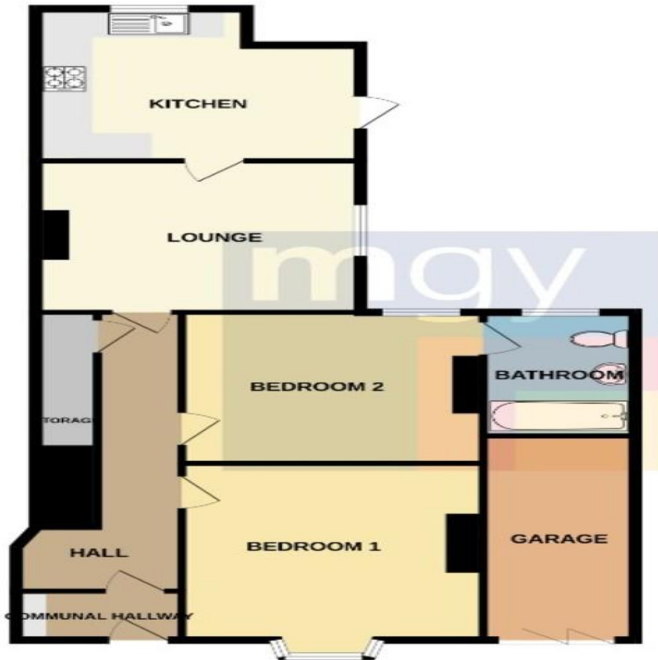


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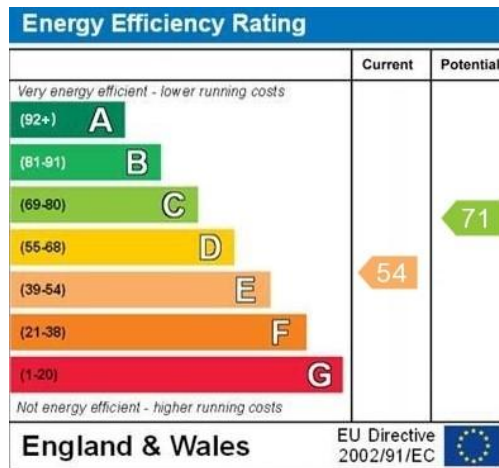


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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given as to their operability or efficiency. Call DC Q1701.
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