

# 24 Latteys Close, Birchgrove, Cardiff, CF14 4PZ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£170,000**



Flat

2

1

1

1

# Property Description

Very well presented retirement flat situated on the first floor of Birch Court on Latteys Close. The property offers a wealth of communal functions for all residence to enjoy. The property itself offers a large living area with Juliet balcony, two double bedrooms both with fitted wardrobes, bathroom and kitchen.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 721 sq ft

Viewing Arrangements  
Strictly by appointment

## LOCATION

Location in central Heath in North Cardiff within walking distance to a range of local shops, cafes and pharmacy's. Tucked away in a modern development with secure gated entry along with intercom entry into the building. Secure parking can also be found for residence and visitors. There are also a number of regular public transport links leading in and around Cardiff's city centre.

## COMMUNAL HALL

Enter via intercom entry system. Hallway needs to communal lifts and staircase to all floors. Communal laundry room, communal cooking facilities and communal lounge where all residence are welcome. Enter via gated parking area with private parking for both residence and visitors. Communal gardens to be enjoyed offering a range of well groomed plants, trees and shrubs with lawn and patio.

## ENTRANCE HALL

Enter into hallway via fire safety doors. Smooth walls and ceilings with a central light pendant and carpeted flooring to finish. Doors leading to lounge, kitchen, both bedrooms and bathroom.

## LOUNGE

17' 3" x 1384' 6" (5.28m x 422 max m)  
Beautifully presented lounge with smooth walls and ceilings, a central light pendant and carpeted flooring to finish. Electric fireplace and surround. Upvc double glazed window to with dual aspect. Upvc double glazed Juliet balcony and wrought iron railing.

## KITCHEN

8' 7" x 9' 6" (2.64m x 2.92m)  
Fitted with a range of base and eye level units with laminate worktops over. Inset stainless steel sink unit plus drainer. Built in oven, electric hob and cooker hood. Space for washing machine and free standing fridge/freezer. Upvc double glazed window to rear.

## BEDROOM ONE

8' 3" x 5' 6" (2.54m x 1.70m)  
Smooth walls and ceilings with a central light pendant and carpeted flooring to finish. Built in double wardrobes. Upvc double glazed window to rear.

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### BEDROM TWO

9' 1" x 11' 8" (2.79m x 3.58m)

Smooth walls and ceilings with a central light pendant and carpeted flooring to finish. Built in double wardrobes. Upvc double glazed window to side.

### BATHROOM

Fitted with a three piece bathroom suite comprising bath with shower over, WC and wash hand basin. Tiled walls and with smooth ceilings and vinyl flooring to finish.

### OUTSIDE

Communal parking area for all residence and visitors with secure gated access. Well groom communal garden offering a range of plants and shrubs with a central lawned area.

### SERVICE CHARGES

Lease - Leasehold

Service Charge - £4766.98pa

Ground Rent - £340 pa

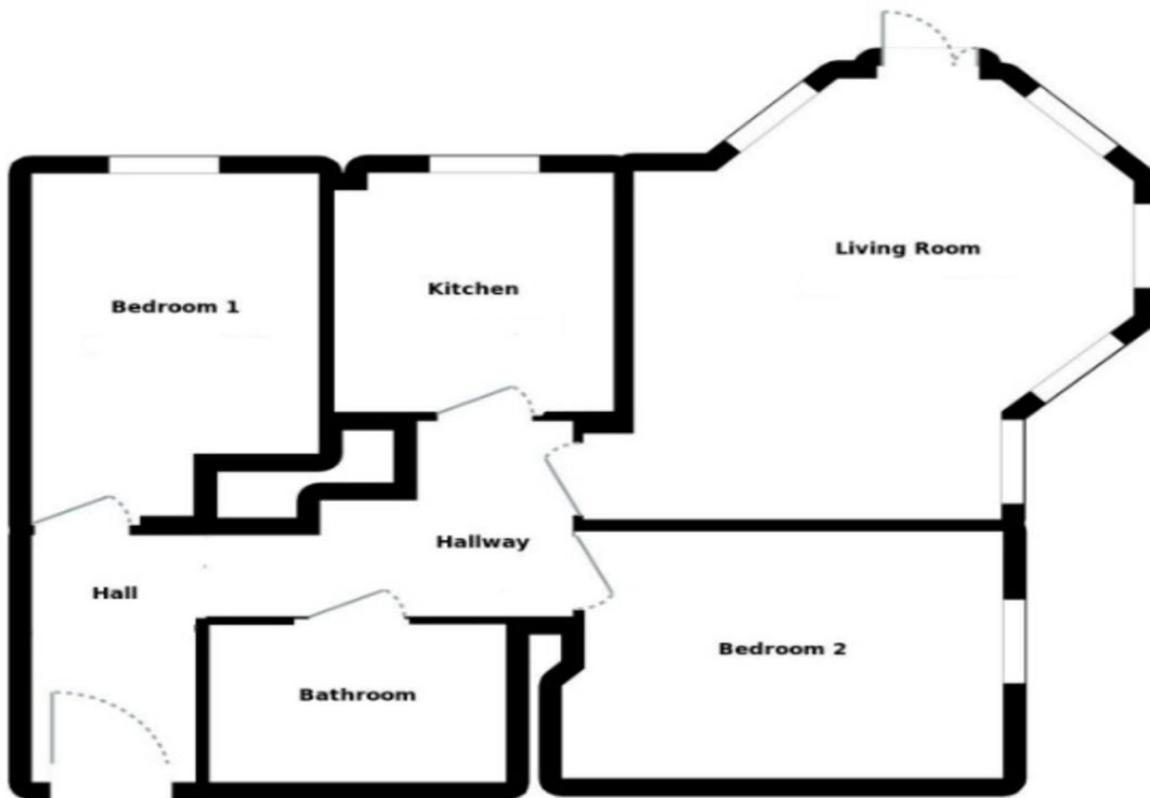
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Birchgrove** 029 2052 9026

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