

Pendyrys House,

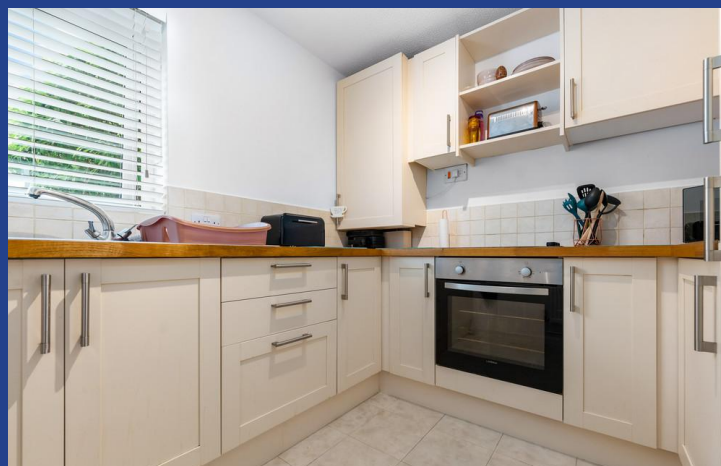
Mortimer Road, Pontcanna, CF11 9LA



Estate Agents and
Chartered Surveyors

Asking Price Of

£149,950



Ground Floor Apartment



Property Description

LARGER THAN AVERAGE GROUND FLOOR RETIREMENT APARTMENT MGY are delighted to bring to market this spacious and bright ground floor retirement apartment situated in the heart of Pontcanna. The property briefly comprises entrance hallway, lounge, kitchen, two double bedrooms and shower room. The property was formerly the wardens apartment so is larger than the other apartments within Pendryrs House. The development is perfectly located within walking distance of local amenities which include shops, cafes, restaurants, and Pontcanna Fields. The property further benefits from having beautifully maintained communal gardens, off road parking to the rear, and has gas central heating and double glazed windows throughout.

Tenure Leasehold

Council Tax Band B

Floor Area Approx 635 sq ft

Viewing Arrangements
Strictly by appointment

COMMUNAL

Security access with lifts and stairs to access all apartments. Laundry room with washing machines and tumble dryers used by residents.

ENTRANCE HALL

Entered via front door leading from communal hallway. Laminate flooring. Pendant light fitting. Thermostat for heating. Radiator. Doors leading to all rooms and two large storage cupboards.

LOUNGE

19' 7" x 9' 6" (5.98m x 2.91m)
Carpet to floor. Two large double glazed windows to side with additional Bay window to front with fitted blinds. Upholstered bench in bay window which offers versatile additional seating with storage beneath. Large radiator. Pendant light fitting. Power points.

KITCHEN

7' 10" x 7' 9" (2.40m x 2.38m)
Fitted kitchen with a range of wall, base and drawer units with oak worktops over incorporating electric oven with electric hob above. Integrated fridge and freezer. Tiled splashbacks. Radiator. Tiled flooring. Double glazed window to side with fitted blinds. Power points. Pendant light fitting.

BEDROOM ONE

10' 10" x 9' 4" (3.31m x 2.87m)
Carpet to floor. Two double glazed windows to side with fitted blinds. Radiator. Pendant light fitting. Power points.

BEDROOM TWO

12' 5" x 6' 5" (3.80m x 1.97m)
Continued laminate flooring from entrance hallway. Double glazed window with fitted blinds to front. Pendant light fitting. Radiator. Built in storage cupboard. Power points.

SHOWER ROOM

5' 11" x 5' 2" (1.82m x 1.58m)
Tiled flooring. Walk in shower cubicle with hand rails and wall mounted fold up seat. WC. Wall mounted sink with hot and cold tap over. Shaver point. Partially tiled walls. Extractor fan. Wall mounted mirrored storage cabinet. Heated towel rail.

OUTSIDE

Beautifully maintained communal gardens. Off road parking to rear. Bin store.

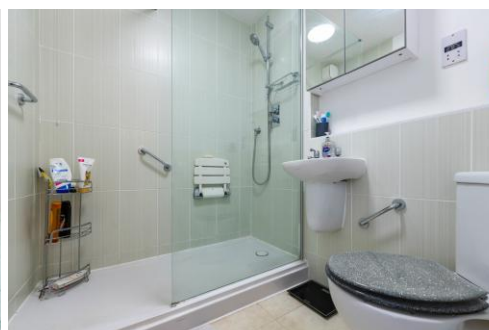
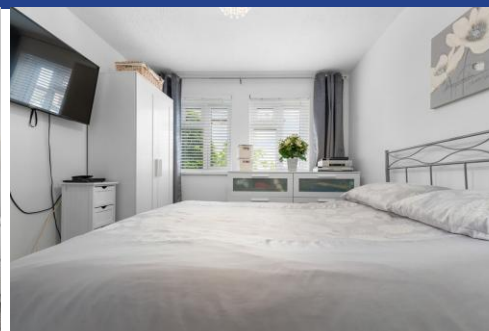
TENURE

MGY are advised that the property is leasehold with approx. 98 years remaining on the lease.

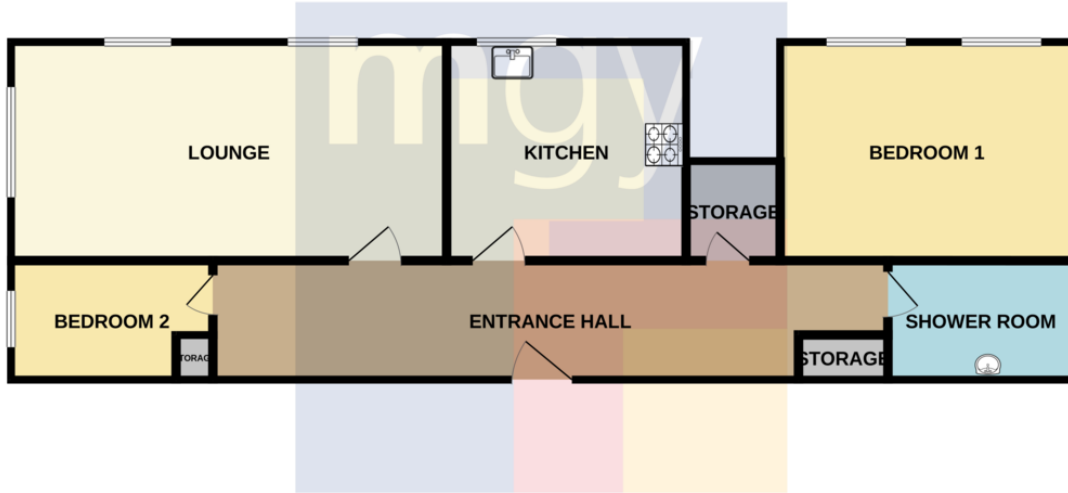
Service Charges - approx. £203 per month
There is no ground rent.

Any new buyer should also be made aware of the sinking fund – any person who buys a property at Pendryrs House must pay into a sinking fund when they leave/sell the property. This is calculated as 2% of the purchase price for every complete month and year of ownership and is payable on completion.

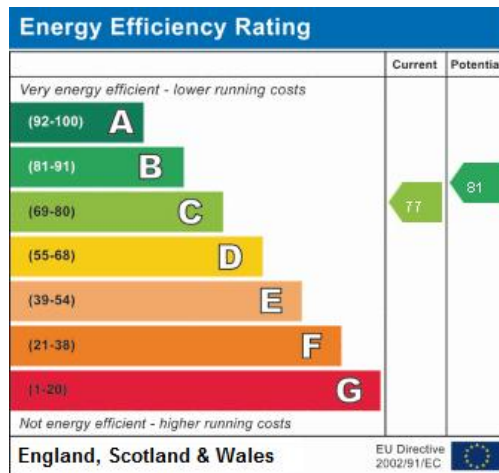
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