





3 Thomas Court Harrismith Road

Penylan, Cardiff

Spacious 2-bed apartment in Penylan with secure parking. Short walk to Wellfield Rd and Roath Park. Convenient for transport, shops, and Cardiff City Centre. No chain.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- SUPERB GROUND FLOOR APARTMENT
- SECURE GATED PARKING
- SITUATED CLOSE TO ROATH PARK
- COMMUNAL GROUND AND GARDENS
- 2 DOUBLE BEDROOMS
- EN-SUITE AND SEPARATE BATHROOM
- OPEN PLAN LOUNGE/DINER/KITCHEN
- EPC RATING C79





Communal Hallway

Entry via communal door to carpeted hallway with stairs to first and top floor, further fire door and access to flat 3 and rear car park.

Independent Hall

From the communal hallway door to flat number L Shaped hall with all rooms off. loft access ceiling spots, and smoke detector.

Living/Kitchen

21' 0" x 13' 7" (6.39m x 4.14m)

Open plan living with double glazed windows overlooking the communal garden. Kitchen area with base and wall units and work surfaces over, integrated oven ,hob, fridge freezer and dishwasher. Single sink and drainer with mixer tap, tiled floor.

Bedroom One

13' 4" x 11' 9" (4.07m x 3.59m)

Generous double room with 2x double glazed windows, double fitted wardrobe, radiator, door to ensuite

Ensuite

Fully tiled shower room with low level wc and hidden cistern, shower enclosure with rain shower, small wall hung corner wash basin, tiled floor and chrome heated towel rail.

Bedroom 2

13' 6" x 12' 3" (4.11m x 3.73m)

Another generous double room with radiator, double fitted wardrobes, and two double glazed windows.

Bathroom

Low level wc with hidden cistern, P shaped bath with shower over. Pedestal wash hand basin, fully tiled walls and floor, ceiling spotlights





COMMUNAL GARDEN

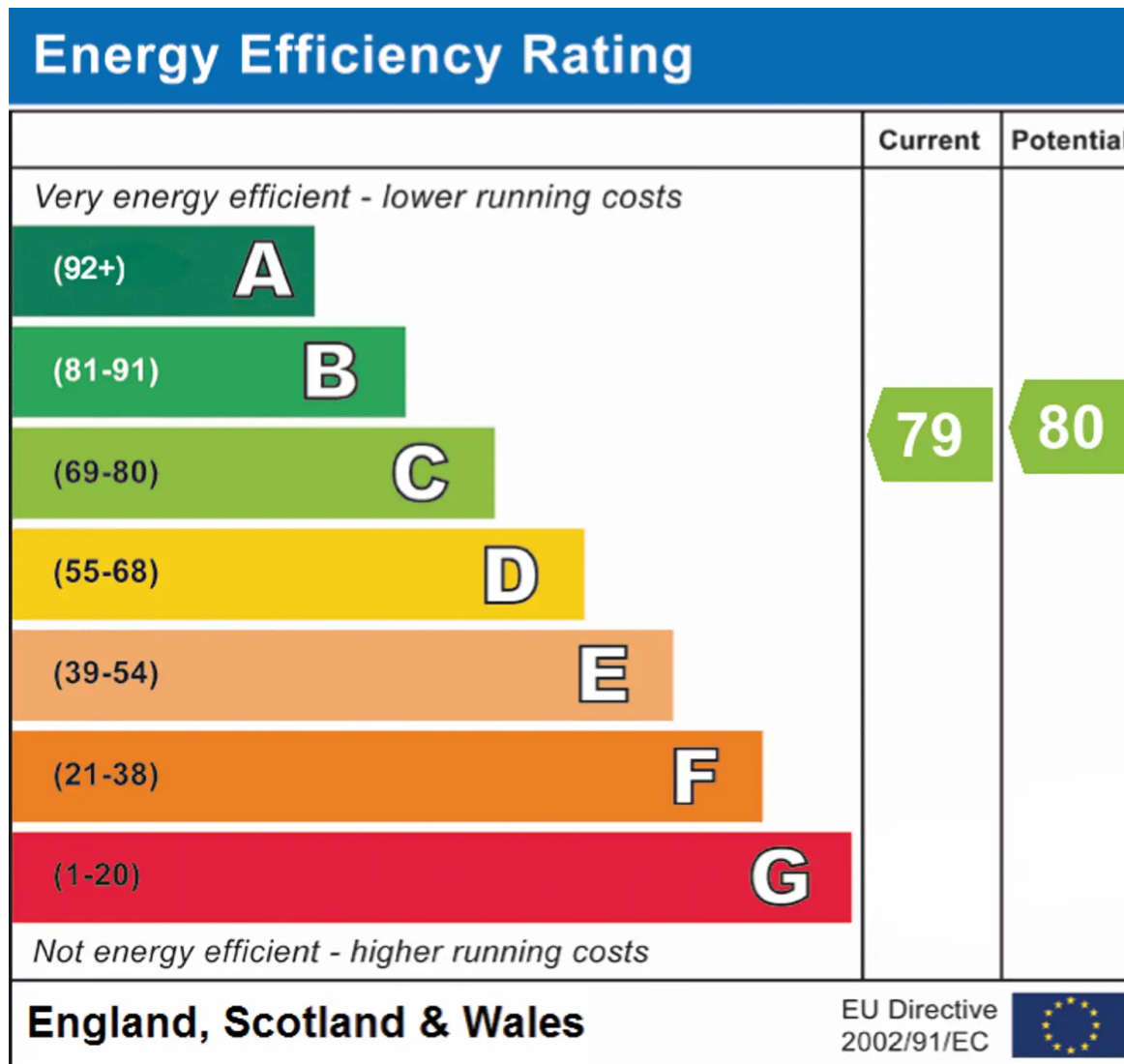
Small communal lawn.

SECURE GATED

1 Parking Space

Gated allocated car parking for one vehicle





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HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.