

16 Marle Close,

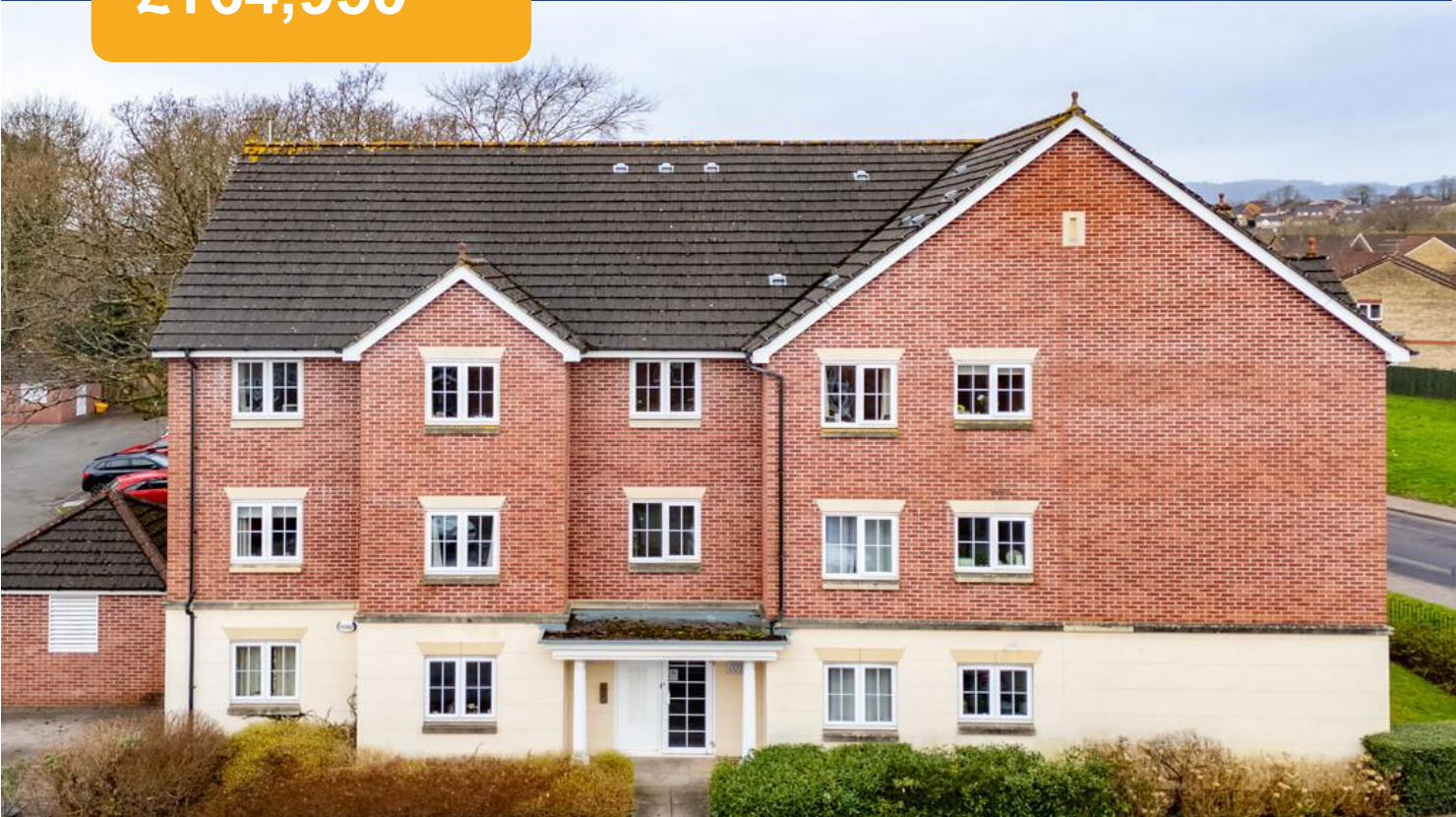
Pentwyn, Cardiff, CF23 7EP



Estate Agents and Chartered Surveyors

Asking Price

£164,950



Apartment



Property Description

Two double bedroom top floor apartment in immaculate condition. The property accommodation briefly comprises; communal entrance with staircase leading to all floors, hall, lounge/kitchen, bedroom one, en suite, bedroom two and bathroom. Outside you will find allocated parking for one car with visitors spaces.

Tenure Freehold

Council Tax Band D

Floor Area Approx 699 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

This property is located in the popular area of Pentwyn close to shops and amenities and with excellent links to the M4.

ENTRANCE HALL

Entered via wooden door with spyhole. Doors to all principle rooms. Storage cupboard with shelving. Further storage cupboard housing hot water tank and shelving. Entry phone. Wall mounted storage heater. Door to :-

LOUNGE

14' 10" x 13' 6" (4.53m x 4.12m)

Upvc double glazed window to front. Wall mounted electric storage heaters.

KITCHEN

11' 1" x 5' 11" (3.40m x 1.82m)

Upvc double glazed window to side. Ceramic tiled flooring. Range of fitted base and wall units with work surface incorporating stainless steel sink unit with mixer tap. Electric oven with inset electric hob over with stainless steel splashback and extractor fan over. Recess for fridge freezer. Integrated washing machine.

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BEDROOM ONE

12' 11" x 11' 5" maximum (3.96m x 3.49m)

Upvc double glazed window to front. Wall mounted electric storage heater. Fitted wardrobes with hanging and shelving. Door to :-

ENSUITE

Ceramic tiled flooring and part tiled walls. Three piece bathroom suite comprising corner tiled shower cubicle, pedestal wash hand basin and wc. Electric heated towel rail. Shaver point. Extractor fan to ceiling.

BEDROOM TWO

13' 8" x 7' 4" (4.17m x 2.25m)

Upvc double glazed window to side. Wall mounted electric wall heater.

BATHROOM

Part tiled walls. ceramic tiled flooring. Three piece suite comprising panelled bath, pedestal wash hand basin and wc. Heated electric towel rail. Shaver point. Extractor fan to ceiling.

TENURE

Leasehold

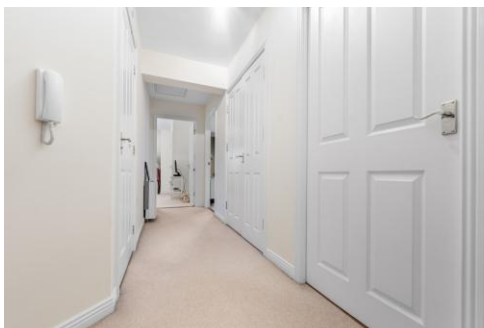
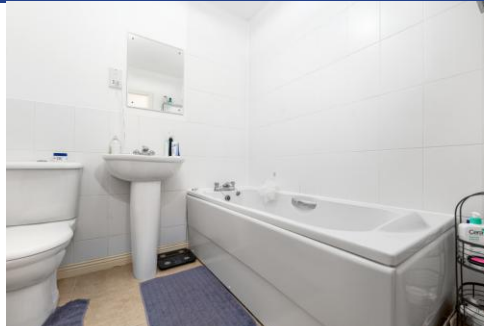
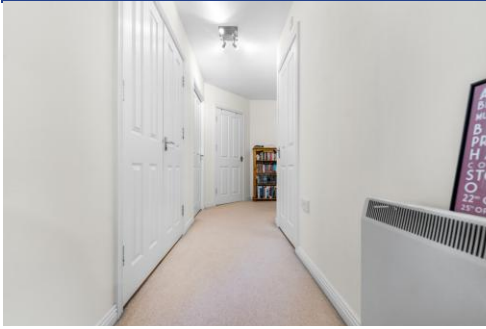
Service Charge £1350,00 approx. per annum

Ground rent £188 per annum.

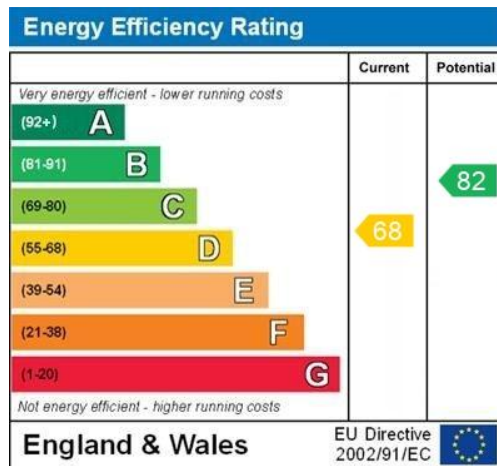
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