

12 Marle Close,

Pentwyn, Cardiff, CF23 7EP

Asking Price Of

£164,950



Estate Agents and
Chartered Surveyors



Apartment



Property Description

Sold With Sitting Tenant.

This two bedroom first floor flat is for sale with sitting tenants - current rental return of £900 pcm.

106 Years Remaining on lease

£184 Ground Rent

£1620 Service Charge (paid 6 monthly)

Situated on the first floor and sold with no chain this flat is a great investment opportunity. Internally the property accommodation briefly comprises; communal hallway with stairs leading to all floors. Entrance hall, lounge open plan to kitchen, bedroom one with en suite, bedroom two and bathroom.

Outside you will find allocated parking for one car via the residents car park.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 785 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

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Doors leading to lounge, bedroom one, bedroom two and bathroom. Double doors leading to large storage cupboard (0.83/1.83) plus an additional door leading to a single storage cupboard.

LOUNGE

14' 7" x 13' 7" (4.46m x 4.15m)

Smooth walls and ceiling with two central light pendant and finished with carpeted flooring. Upvc double glazed window to front. Opening to kitchen area.

KITCHEN

10' 8" x 5' 11" (3.27m x 1.82m)

Fitted with a range of base and eye level units with worktops over. Built in oven, electric hob and cooker hood over. Space for free standing fridge/freezer and washing machine to remain. Upvc double glazed obscure window to side.

BEDROOM ONE

12' 11" x 11' 3" (3.94m x 3.45m)

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Built in double wardrobes. Door leading to en suite. Upvc double glazed window to front.

ENSUITE

Fitted with a three piece suite comprising single shower enclosure, wc and wash hand basin. Tiled walls with vinyl flooring and a smooth ceiling with a central light pendant.

BEDROOM TWO

13' 7" x 7' 3" (4.15m x 2.23m)

Smooth walls and ceiling with a light pendant and finished with carpeted flooring. Upvc double glazed window to side.

BATHROOM

6' 8" x 6' 3" (2.05m x 1.92m)

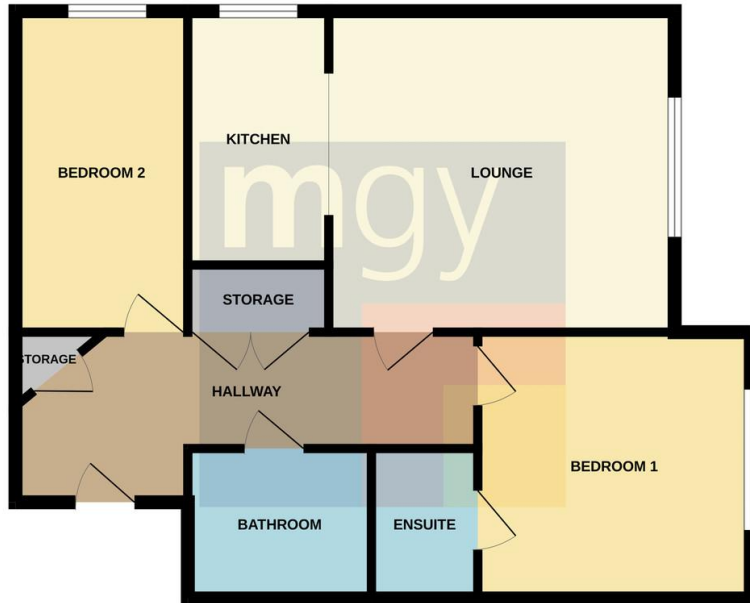
Fitted with a three piece bathroom suite comprising bath, WC and wash hand basin. Tiled walls with vinyl flooring, smooth ceiling and a central light pendant.

12 Marle Close,
Pentwyn, Cardiff, CF23 7EP

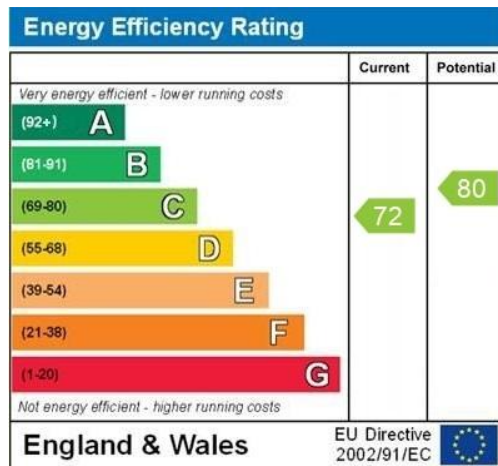


12 Marle Close, Pentwyn, Cardiff, CF23 7EP

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 as to their operability or efficiency can be given.
Made with Metropix CS2024



Birchgrove 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



mgyc.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.