

12 Marle Close,

Pentwyn, Cardiff, CF23 7EP

Asking Price Of

**£160,000**



Estate Agents and  
Chartered Surveyors



Apartment

2

2

2

1

# Property Description

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)

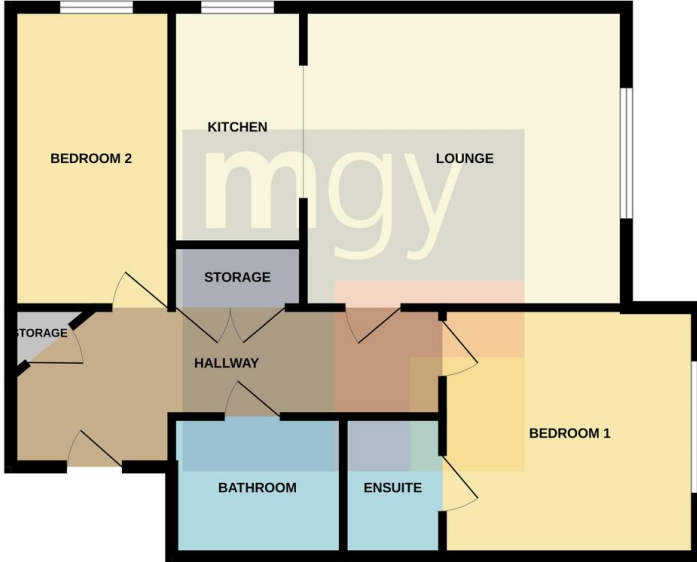
Fitted with a three piece bathroom suite comprising bath, WC and wash hand basin. Tiled walls with vinyl flooring, smooth ceiling and a central light pendant.

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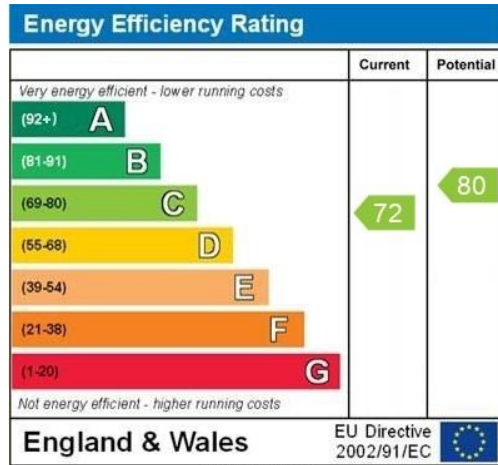


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## GROUND FLOOR



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