

Cwrt Y Llan, Cardiff Road,

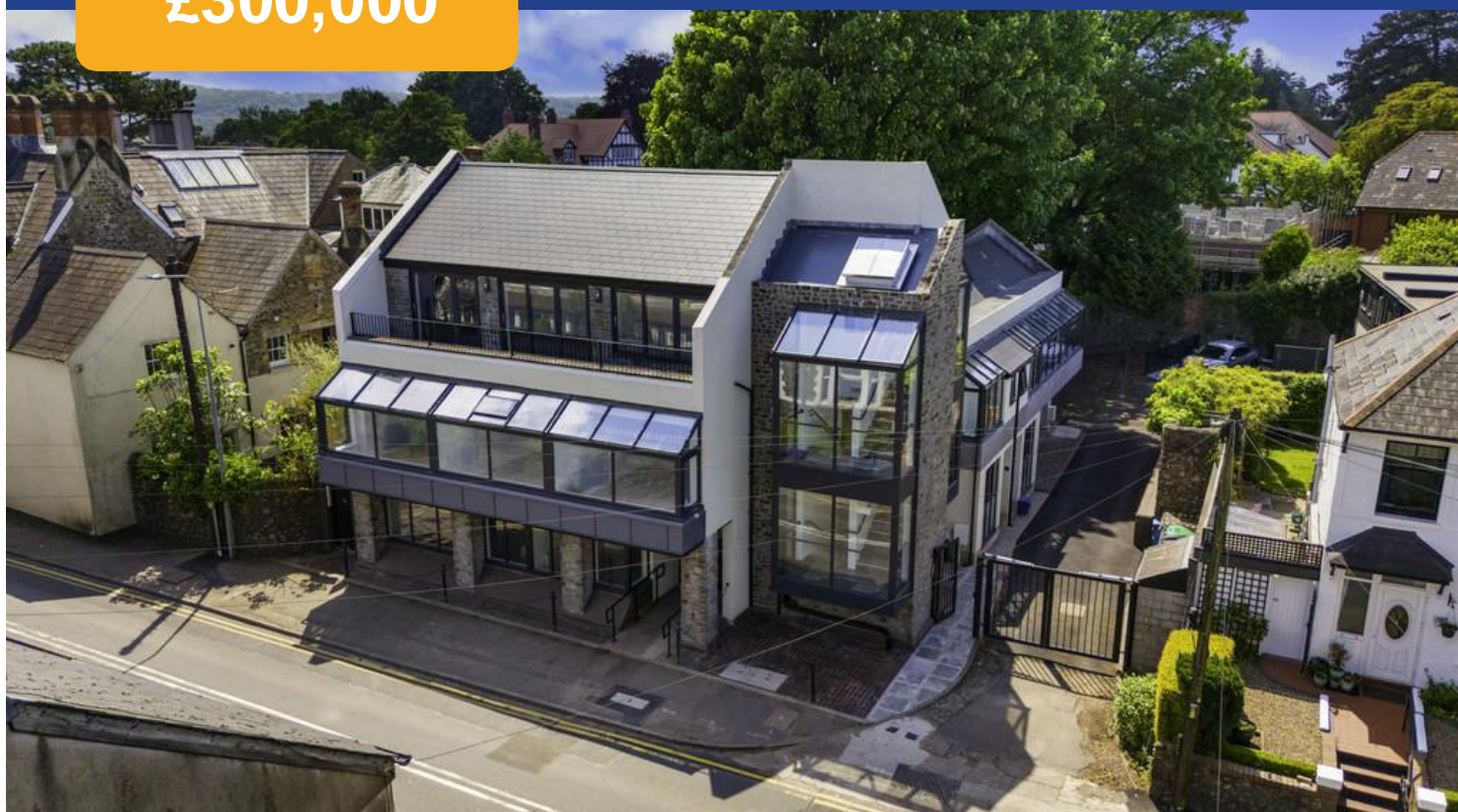
Llandaff, Cardiff, CF5 2FF



Estate Agents and
Chartered Surveyors

Asking Price Of

£300,000



Penthouse Apartment



Property Description

**** PENTHOUSE APARTMENT WITH BALCONY ** SOUGHT AFTER LOCATION **** A new, gated development of only nine properties situated in a prime position and only a stones throw from Llandaff high street. This modern, bright and airy top floor 2/3 bedroom penthouse apartment comprises; hallway, lounge/kitchen/diner with balcony, two bedrooms, study/bedroom three and shower room. Balcony stretching the full width of the apartment. Gas central heating. One allocated parking space. EPC Rating: C.

Tenure Freehold

Council Tax Band TBC

Floor Area Approx 702 sq.ft.

Viewing Arrangements
Strictly by appointment

LOCATION

Llandaff is a popular and sought after residential suburb conveniently located for schools. The high street offers shops, cafes, public houses, restaurants and banks, including a commuter railway station and a frequent bus service to and from the City Centre.

HALLWAY

19' 1" x 2' 10" (5.82m x 0.87m)
Entered via solid wood front door into hallway. Video intercom entry system. Doors to two bedrooms, study/bedroom three, and shower room. Fitted storage cupboard. Radiator. Loft access housing gas central heating boiler and storage space.

LOUNGE/DINER/KITCHEN

21' 9" x 12' 2" (6.64m x 3.73m)
A modern, bright and airy lounge/kitchen/diner with two sets of uPVC double glazed sliding patio doors to front aspect, leading to full width balcony. A stylish kitchen fitted with base and eye level units incorporating one and a half bowl stainless steel sink with complementary work surfaces. Fitted electric oven and hob with extractor fan over. Integrated fridge/freezer, dishwasher,

washer/dryer and drinks cooler. Luxury Vinyl Tile flooring (LVT). Column radiator. Spotlights.

BEDROOM ONE

11' 8" x 8' 11" (3.56m x 2.74m)
uPVC double glazed sliding window to front. Radiator. Door to dressing room.

DRESSING ROOM

5' 9" x 3' 7" (1.77m x 1.11m)
Ideal dressing area/wardrobe with radiator and lighting.

BEDROOM TWO

13' 8" x 7' 3" (4.17m x 2.22m)
Feature vaulted ceiling. uPVC double glazed window to side. Radiator.

STUDY/BEDROOM THREE

7' 4" (max)x 6' 9" (2.24m x 2.08m)
uPVC double glazed window to rear. Radiator.

SHOWER ROOM

7' 9" x 6' 6" (2.38m x 2.00m)
A tastefully designed suite to include low level WC; pedestal wash hand basin and double shower tray with shower over, glass screen and separate shower attachment. Marble effect tiled flooring and splash backs. Vaulted ceiling, uPVC double glazed

window to rear. Ladder radiator. Extractor fan.

ADDITIONAL INFORMATION

One allocated parking space to rear.

LEASE: 999 Years. 1/6th Of Share Of Freehold.

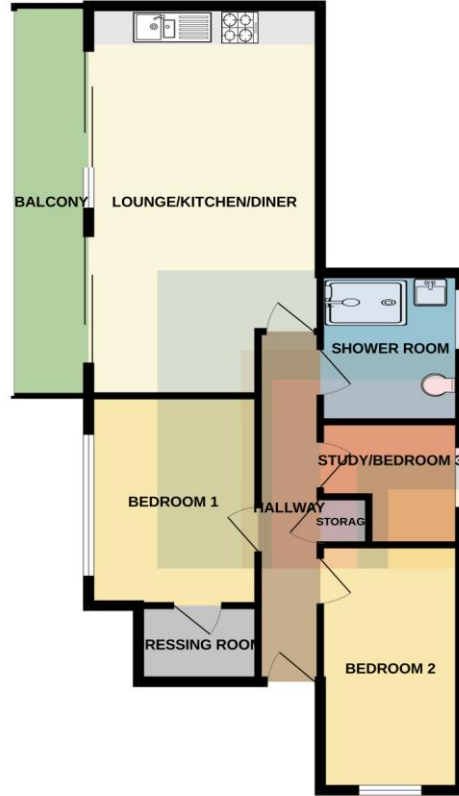
SERVICE CHARGES: £2,178.99 per annum.

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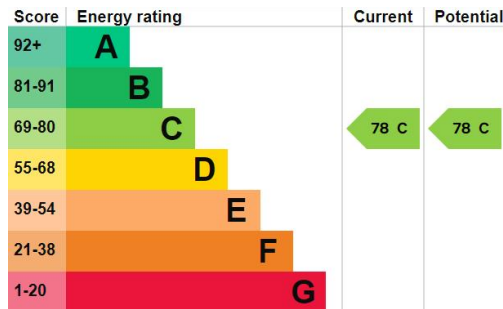


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SECOND FLOOR



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.
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