

35 Tasker Square, Llanishen, Cardiff, CF14 5ET



Estate Agents and
Chartered Surveyors

Asking Price Of

£175,000



Ground Floor Flat



Property Description

Two double bedroom ground floor flat in Birchgrove, Ideal for first time buyers, investments and those looking to downsize. The property offers allocated parking and communal gardens to the rear, an open plan lounge/kitchen and dining room, two double bedrooms and a shower room. Move in ready and all within walking distance to a range of shops and school.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 645 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

The property is located on the Llanishen area within close proximity to shops and amenities and with excellent transport links close at hand and easy access to the M4.

COMMUNAL ENTRANCE HALL

Enter into communal entrance hall via coded/key entry with an intercom entry system. Stairs leading to all floors. Door leading to flat entrance on the ground floor.

HALL

Enter into hallway with smooth walls and ceiling, a central LED light fitting and finished with engineered oak wood flooring. Doors leading to lounge/kitchen/dining room, bedroom one, bedroom two and bathroom. Single storage cupboard with fitted shelving.

LOUNGE/ DINING ROOM

17' 11" x 17' 0" (5.46m x 5.18m)
Open plan space with smooth walls and ceilings, a range of ceiling lights and finished with engineered oak wood flooring.

KITCHEN

8' 0" x 7' 10" (2.44m x 2.39m)
The kitchen is fitted with a range of base and eye level units with worktops over. Inset stainless steel sink unit plus drainer. Built in oven, hob and cooker hood. Space for free standing fridge/freezer and washing machine. Stainless steel splash back. Upvc double glazed windows to front and rear.

BEDROOM ONE

9' 3" x 8' 10" (2.82m x 2.69m)
Smooth walls and ceiling with a central light pendant finished with carpeted flooring. Upvc double glazed window. Alcove ideal for hang space.

BEDROOM TWO

9' 6" x 8' 9" (2.9m x 2.67m)
Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window. Alcove ideal for hanging space.

BATHROOM

Fitted with a three piece bathroom suite comprising bath with shower over, wc and wash hand basin. Tiled splash back with smooth walls and ceiling, a central light pendant and finished with luxury vinyl tile.

OUTSIDE

Allocated parking space for one car plus communal gardens for all residents to enjoy.

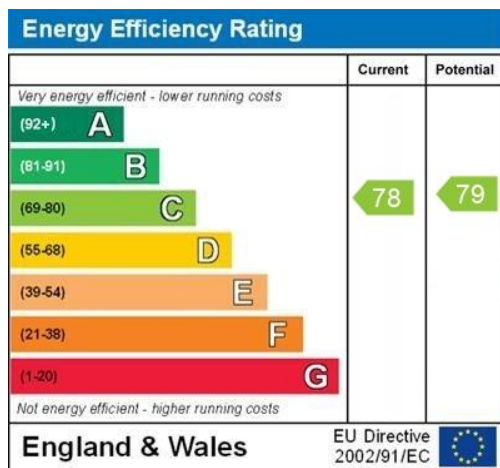
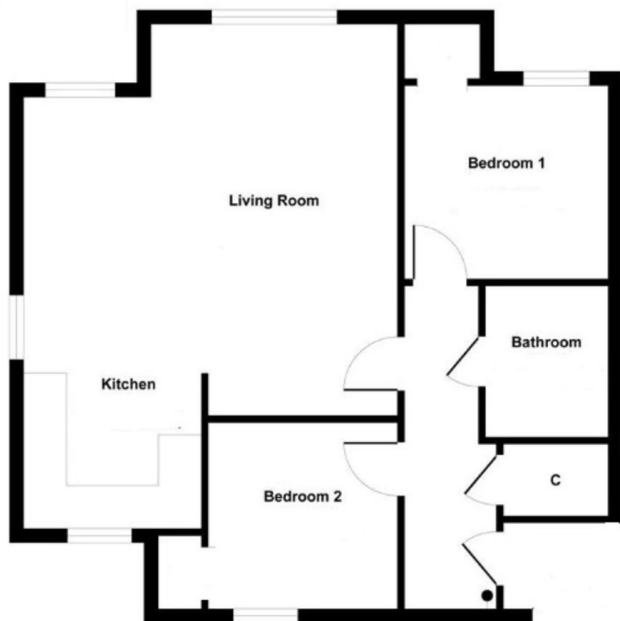
LEASE DETAILS

Lease - 107 years remaining
Ground Rent - £210.00 per annum
Service Charge - £1400 per annum

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