

Plasturton Gardens, Pontcanna, Cardiff, CF11 9HF



Estate Agents and
Chartered Surveyors

Asking Price Of

£275,000



First Floor Apartment

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Property Description

REFURBISHED TWO BEDROOM, FIRST FLOOR APARTMENT IN THE HEART OF PONTCANNA MGY are delighted to bring to market this beautifully refurbished, bay fronted, two bedroom apartment situated on the much favoured Plasturton Gardens in the heart of Pontcanna. The accommodation briefly comprises entrance hallway, lounge, kitchen, bathroom, and two bedrooms. The property further benefits from being chain free, and has gas central heating and double glazing throughout. *Viewing highly recommended*

Tenure Leasehold

Council Tax Band C

Floor Area Approx 710 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via front door leading from communal hallway. Radiator. Dado rail. Pendant light fitting. Door to kitchen, bathroom and one bedroom.

KITCHEN

17' 7" x 7' 4" (5.38m x 2.24m)
Continuation of laminate flooring. Radiator. Pendant light fitting. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with hot and cold tap over and gas hob with oven beneath. Space for washing machine and fridge/freezer. Tiled splashback. Three double glazed windows to side. Wall mounted boiler. Steps leading to lounge and bedroom.

BEDROOM TWO

12' 2" x 7' 7" (3.71m x 2.33m)
Carpet to floor. Double glazed window to rear. Spotlights. Radiator. Power points. Built in storage cupboard.

LOUNGE

14' 9" x 17' 3" (4.51m x 5.28m)
Double glazed bay windows to front aspect with additional window to side. Pendant light fitting. Feature fireplace. Power points. Radiator. Dado rail.

BATHROOM

5' 4" x 7' 0" (1.63m x 2.15m)
Laminate flooring. Vanity wash hand basin with mixer tap over and storage beneath. WC. Walk in shower cubicle with mains powered shower over. Spotlights. Chrome heated towel rail. Obscure window to side.

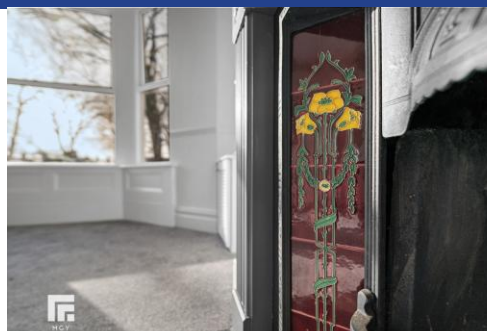
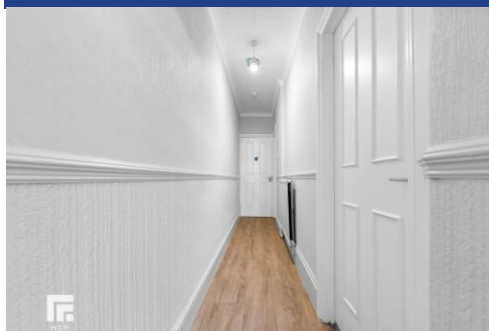
BEDROOM ONE

13' 2" x 10' 0" (4.02m x 3.07m)
Carpet to floor. Spotlights. Radiator. Power points. Double glazed window to rear aspect.

TENURE

The property will come with a new 999 year lease and peppercorn ground rent. In the lease each flat will contribute a proportion towards the services (upkeep, maintenance, cleaning, etc. of the structure and communal areas) and the buildings insurance.

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FIRST 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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