



PRITCHARD COURT  
CARDIFF ROAD  
LLANDAFF CF5 2DE

ASKING PRICE OF

**£165,000**



SECOND FLOOR APARTMENT



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**\*BRIGHT AND SPACIOUS RETIREMENT APARTMENT WITHIN WALKING DISTANCE TO LLANDAFF HIGH ST\*** MGY are delighted to bring to market this well presented, second floor apartment situated on Cardiff Road in Llandaff. The accommodation briefly comprises entrance hallway, lounge/diner, kitchen, one double bedroom and shower room. The property further benefits from having a communal lounge, guest facilities and is a stone's throw from Llandaff High Street which offers a plethora of cafes, shops and restaurants. **\*CHAIN FREE\***

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 560 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via front door leading from communal hallway. Carpet to floor. Doors to all rooms and storage cupboard which houses hot water tank. Pendant light fitting.

#### **LOUNGE/DINER**

17' 7" x 9' 8" (5.36m x 2.95m)  
Carpet to floor. Two pendant light fittings. TV and telephone point. Power points. Wall mounted electric heater. Double glazed uPVC French doors opening onto Juliet balcony. Storage cupboard. Doors to kitchen.

#### **KITCHEN**

8' 9" x 5' 8" (2.69m x 1.75m)  
Vinyl flooring. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating electric hob with extractor above and stainless steel sink and drainer with mixer tap over. Integrated appliances such as oven, fridge and freezer. Tiled splashback. Double glazed uPVC window to front aspect. LED strip light. Under counter lighting. Power points.

#### **BEDROOM**

14' 7" x 12' 7" (4.45m x 3.84m)  
Carpet to floor. Double glazed uPVC window to front aspect. Pendant light fitting. Power points. Fitted wardrobes with mirrored doors. Wall mounted electric heater.

#### **SHOWER ROOM**

7' 1" x 5' 10" (2.18m x 1.80m)  
Vinyl flooring. Tiled walls. WC. Vanity wash hand basin with hot and cold tap over and storage beneath. Pendant light fitting. Walk in shower cubicle with mains powered shower over and wall mounted hand rail. Extractor. Chrome heated towel rail.

#### **OUTSIDE**

Well maintained communal gardens.  
Ample resident parking.

#### **TENURE**

MGY have been advised that the property is LEASEHOLD. The lease is 125 years from 1st May 2007. There is a service charge of approx. £2927 per annum and a ground rent of approx. £424 per annum.

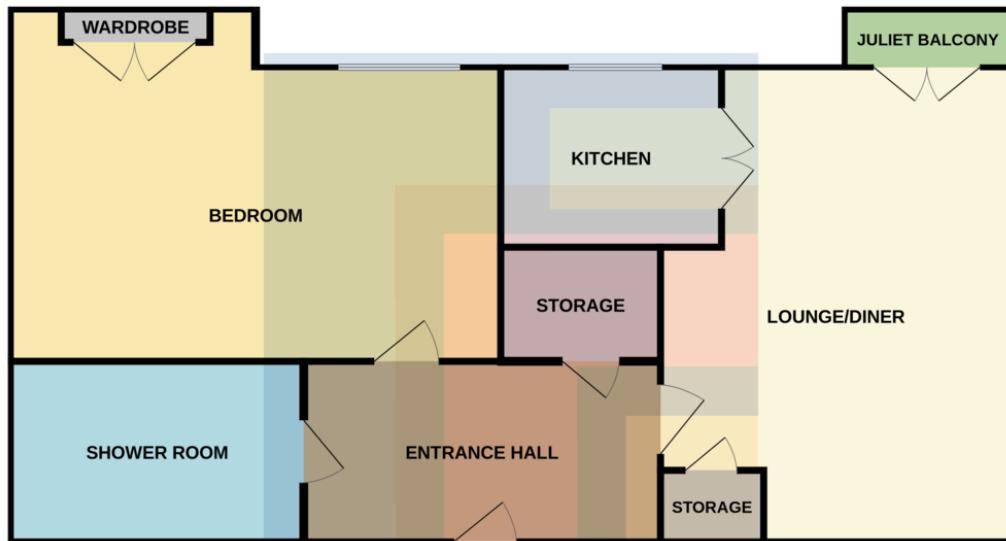


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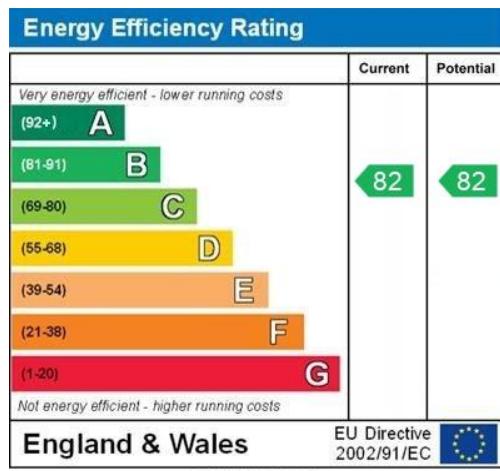


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## SECOND FLOOR



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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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