



**CARDIFF ROAD**  
**LLANDAFF**  
**CARDIFF CF5 2AW**

ASKING PRICE OF  
**£245,000**



**GROUND FLOOR FLAT**



**1**



**1**



**1**



**1**

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

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 506 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **SHOWER ROOM**

8' 3" x 6' 5" (2.52m x 1.96m)

Immaculate modern shower room comprising: Walk in corner shower cubicle with mains powered rainfall shower above with additional handheld shower attachment. Tiled splashback. WC. Vanity wash hand basin with mixer tap over, storage beneath and mirror over. Heated towel rail. Vinyl flooring. Pendant light fitting.

#### **COMMUNAL AREAS**

Well maintained communal gardens, with plants, shrubs and flowers plus summer house.

#### **PARKING**

Off road parking available to the front.

#### **TENURE**

MGY have been advised that the property is LEASEHOLD. The lease is 125 years from January 2009. There is a service charge of approx. £3,504.80 per annum and a ground rent of approx. £413.99 per annum. This includes buildings insurance, water and sewerage charges, window cleaning externally, garden maintenance, lift, reserve fund, heating and lighting of communal parts, development manager. Careline 24/7 call out system.

#### **ENTRANCE HALL**

Entered via front door leading from communal hallway. LVT flooring. Doors to all rooms and two storage cupboards - one housing hot water tank. Pendant light fitting. Wall mounted electric heater.

#### **LOUNGE/DINER**

14' 11" x 11' 5" (4.57m x 3.48m)

Double glazed uPVC window to rear and French doors to side opening onto paved terrace area overlooking the wonderful communal gardens. Carpet to floor. Pendant light fittings to ceiling and wall. TV and telephone point. Electric fireplace with mantle surround. Wall mounted electric heater. Door to kitchen.

#### **KITCHEN**

9' 8" x 6' 5" (2.95m x 1.96m)

Double glazed uPVC window to rear aspect. Vinyl flooring. Fitted kitchen with a range of wall, base and drawer units across three walls with worktops incorporating ceramic hob with extractor above and stainless steel sink and drainer with mixer tap over. Integrated appliances such as: oven, microwave and fridge freezer. Tiled splashback.

#### **BEDROOM**

15' 1" x 8' 9" (4.62m x 2.67m)

Double glazed uPVC window to front aspect. Double bedroom. LVT flooring. Pendant light fitting. Coving. Fitted double door wardrobes to one wall and cupboards and wardrobes across one wall. Wall mounted electric heater.

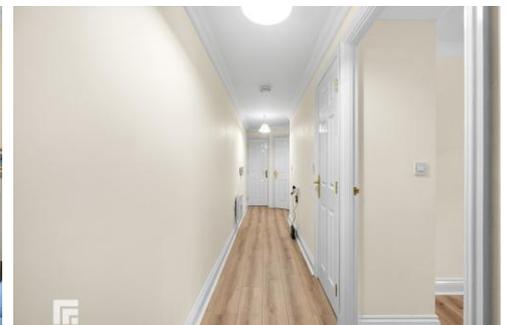


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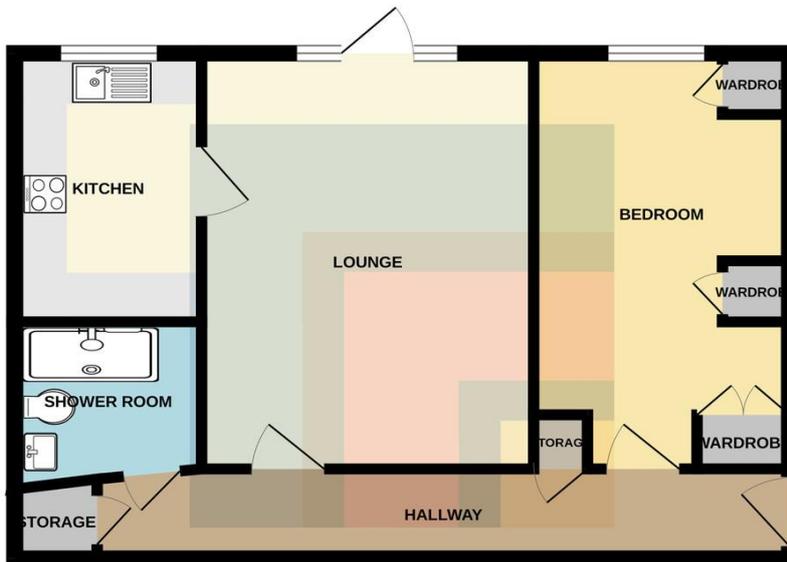


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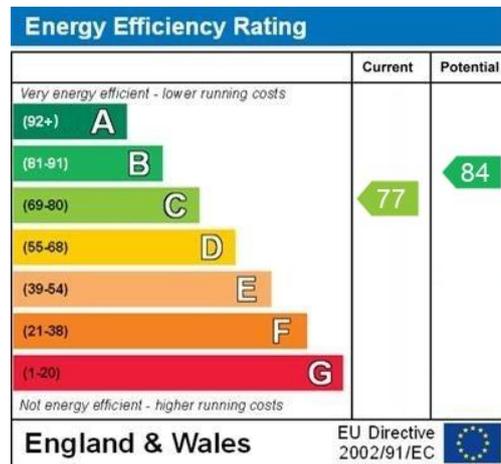


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## GROUND FLOOR



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