

THE MOUNT
CARDIFF ROAD
LLANDAFF
CARDIFF CF5 2AR

ASKING PRICE OF
£290,000



TOP FLOOR APARTMENT



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****WELL PRESENTED, TWO DOUBLE BEDROOM APARTMENT IN LLANDAFF***
MGY are delighted to bring to market this bright and spacious, two double bedroom apartment located on the much-favoured Cardiff Road in Llandaff. The accommodation briefly comprises entrance hallway, lounge, separate kitchen, two bedrooms and bathroom. The property further benefits from a garage with off road parking, private balcony overlooking Llandaff Fields and double glazing throughout. *Viewing highly recommended*

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 657 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from communal area. Wood block flooring. Coving to ceiling. Doors to all rooms, airing and storage cupboards. Wall mounted heater. Telephone intercom. Spotlights.

LOUNGE

15' 5" x 10' 9" (4.72m x 3.28m)
Double glazed sliding doors to private balcony overlooking Llandaff fields, with wrought iron fencing. Coving to ceiling. Continuation of wood block flooring. Spotlights. Wall mounted heater. TV point.

KITCHEN

9' 10" x 8' 5" (3.02m x 2.59m)
Double glazed uPVC window overlooking Llandaff fields. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating resin sink and drainer with hot and cold tap over and induction hob with extractor above and oven beneath. Space for appliances such as fridge/freezer and washing machine. Tiled splashback. Tiled flooring. Spotlights.

BEDROOM ONE

12' 0" x 9' 8" (3.66m x 2.97m)
Double glazed uPVC window. Double bedroom. Fitted wardrobes. Carpeted flooring. Wall mounted heater. Coving to ceiling. Spotlights.

BEDROOM TWO

12' 0" x 8' 5" (3.66m x 2.59m)
Double glazed uPVC window. Double bedroom. Fitted wardrobe. Carpeted flooring. Coving to ceiling. Wall mounted heater. Spotlights.

BATHROOM

6' 9" x 5' 4" (2.08m x 1.65m)
White three-piece-suite comprising WC, panelled bath with electric shower head attachment above, and vanity enclosed wash hand basin with mixer tap over and storage beneath. Large wall mounted mirror. Partly tiled walls and flooring. Spotlights.

BALCONY

Balcony accessed from the lounge, with excellent views overlooking Llandaff fields.

STORAGE ROOM

Large storage room within the basement.

GARAGE

Single garage with up and over door. Off road parking available in front of the garage.

TENURE

MGY have been advised that the property will be sold with a share of the freehold.
The lease length is 999 years with approx. 989 years remaining.
Service Charges are approx. £1,100 per annum.
No Ground Rent.

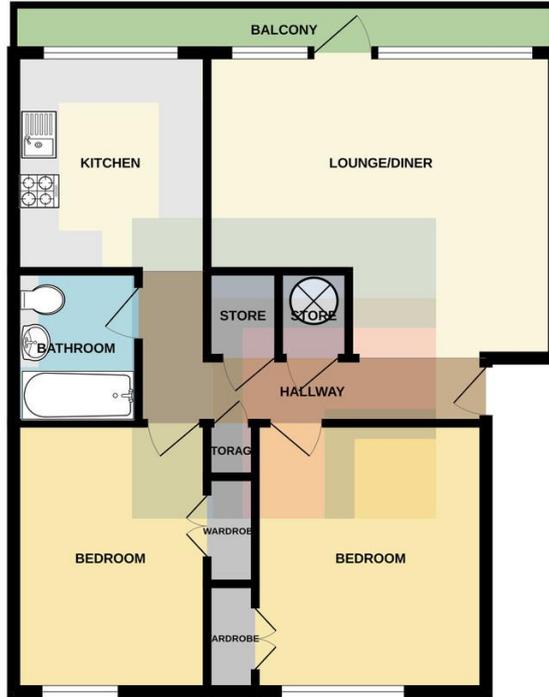


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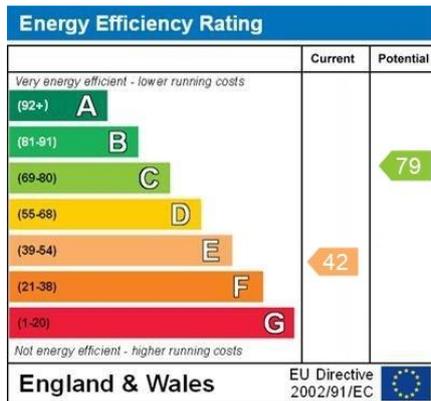


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TOP FLOOR



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PONTCANNA 02920 397152

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