

DEANS COURT  
THE AVENUE  
LLANDAFF  
CARDIFF CF5 2LT

ASKING PRICE OF  
**£199,950**



GROUND FLOOR APARTMENT



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\*CHAIN FREE, GROUND FLOOR APARTMENT IN LLANDAFF\* MGY are delighted to bring to market this well presented, two bedroom apartment situated within Deans Court, The Avenue, Llandaff. The accommodation briefly comprises entrance hallway, lounge, kitchen/diner, two double bedrooms, bathroom with separate WC. The property further benefits from having gas central heating, off road parking and double glazing throughout. \*Viewing highly recommended\*

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 753 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

#### ENTRANCE HALL

Entered via front door leading from communal hallway. Parquet block flooring. Pendant light fitting. Coving to ceiling. Doors to all rooms including two storage cupboards. Radiator.

#### LOUNGE

21' 3" x 18' 11" (6.50m x 5.79m)

Continuation of parquet block flooring. Double glazed uPVC windows to side and rear aspect. Pendant light fitting. Radiators. Coving to ceiling. TV and telephone point.

#### KITCHEN

9' 4" x 8' 9" (2.87m x 2.69m)

Double glazed uPVC window. Fitted kitchen with a range of wall, base and drawer units with contrasting worktops over incorporating four ring gas hob with extractor above and oven beneath and 1.5 stainless steel sink and drainer with mixer tap over. Integrated dishwasher. Space and plumbing for washing machine and fridge freezer. Pendant light fitting. Partly tiled walls. Tiled flooring. Wall mounted Worcester boiler.

#### BEDROOM ONE

11' 5" x 7' 6" (3.48m x 2.31m)

Double glazed uPVC window. Pendant light fitting. Parquet block flooring. Fitted wardrobes and storage across two walls. Coving to ceiling. Radiator.

#### BEDROOM TWO

11' 5" x 7' 6" (3.48m x 2.31m)

Double glazed uPVC window. Pendant light fitting. Carpeted flooring. Coving to ceiling. Radiator.

#### BATHROOM

Panelled bath with mains shower fixture over. Pedestal wash hand basin with mixer tap over. Tiled flooring and partly tiled walls. Wall mounted vanity mirror. Shaver point. Heated towel rail. Extractor. Pendant light fitting.

#### WC

WC. Wall mounted wash hand basin with mixer tap and tiled splashback. Tiled flooring. Pendant light fitting. Extractor.

#### PARKING

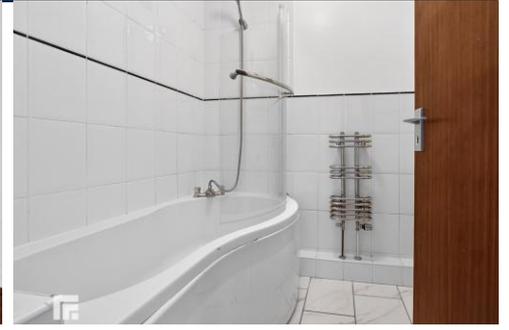
Car port providing off road parking.

#### TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2015/16 approx. Service charges of approx. £2,371.68 per annum, which includes building insurance, regular cleaning and refuse disposal, and access to an allocated parking space. No Ground Rent.

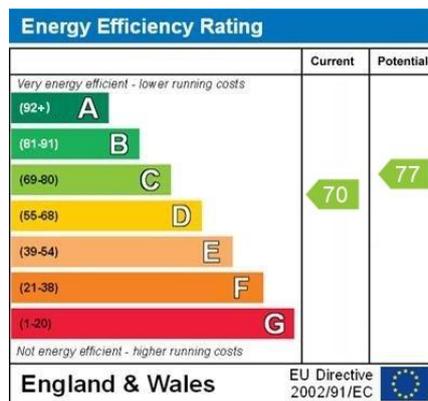
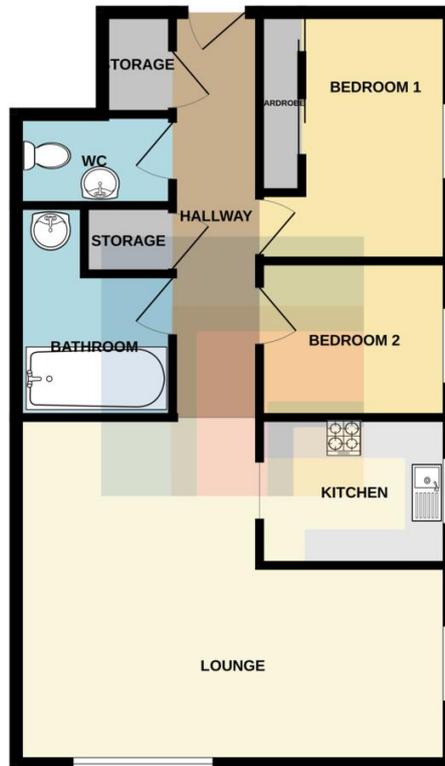


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GROUND FLOOR



**PONTCANNA 02920 397152**

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



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