



**61 WATKINS SQUARE**  
LLANISHEN  
CARDIFF CF14 4NH

ASKING PRICE OF  
**£185,000**



**APARTMENT**



**2**



**2**



**2**



**1**

MGY offer for sale this spacious and very well presented first floor apartment in a very popular location. The accommodation comprises entrance hall, open plan lounge/ kitchen/ diner, 2 double bedrooms, ensuite and bathroom. Allocated parking space. Ideal for a first time buyer, downsizer or investor. Viewing recommended.

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 667 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

#### LOCATION

The property is located on the border of Heath and Llanishen within close proximity to shops and amenities and with excellent transport links close at hand and easy access to the M4.

#### ENTRANCE HALL

Entered via door with spyhole. Laminate flooring, cupboard housing hot water tank and with shelving and storage space.

#### LOUNGE/KITCHEN

23' 1" x 15' 7" (7.06m x 4.75m)  
Double glazed windows to front and rear. Laminate flooring. Electric heater. Base and wall units with work surfaces incorporating one and a half stainless steel sink unit with mixer tap. Oven with electric hob and extractor over. Plumbing for washing machine. Space for fridge.

#### BEDROOM ONE

11' 5" x 10' 7" (3.48m x 3.23m)  
Double glazed uPVC window to front. Electric heater. Door to:-

#### ENSUITE

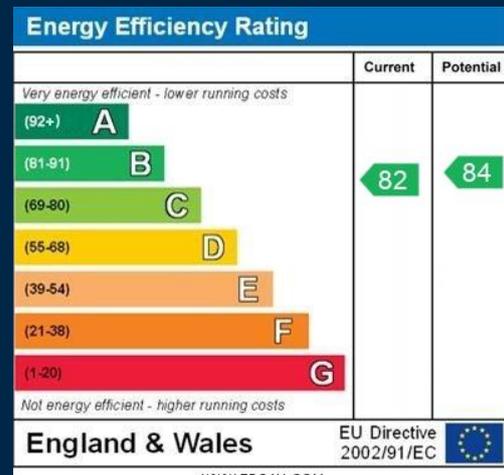
5' 4" x 4' 10" (1.64m x 1.49m)  
Shower cubicle with mains shower, w.c, pedestal wash hand basin with hot and cold taps. Tile effect flooring. Towel rail.

#### BEDROOM TWO

11' 9" x 9' 1" (3.59m x 2.79 m)  
Double glazed window to rear. Electric heater. Recessed hanging space.

#### BATHROOM

5' 6" x 6' 4" (1.69m x 1.94m)  
Obscured double glazed window. Panelled bath with mixer tap and wall mounted shower attachment, pedestal wash hand basin with hot and cold taps, w.c. Tile effect flooring. Shaver point.



**BIRCHGROVE** 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

**MGY.CO.UK**