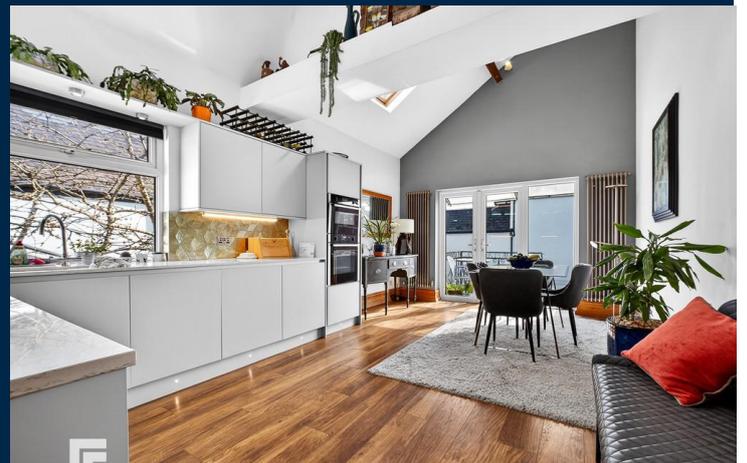




PENHILL ROAD
PONTCANNA
CARDIFF CF11 9PR

OFFERS IN EXCESS OF
£400,000



APARTMENT



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****WELL PRESENTED DUPLEX APARTMENT FACING PONTCANNA FIELDS**** Situated in the sought after area of Pontcanna close to all local amenities this well proportioned first/second floor apartment offers stairs up to the entrance hall, lounge with bay window offering open views across Pontcanna fields, modern fitted kitchen with French doors leading to balcony, three bedrooms and bathroom. The property has the benefit of gas central heating and permit parking available.

TENURE: SHARE OF FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 1,201 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE

Communal door into entrance with further door leading into apartment, stairs to first and second floors.

HALLWAY

Wooden flooring throughout this area. Stairs with feature wooden balustrades and doors to all rooms.

LOUNGE

Large double glazed bay window to front aspect offering delightful open views across to Pontcanna fields and beyond. Feature fireplace with surround. Central heating radiator. TV point and power points.

KITCHEN

A good size modern kitchen/diner with double glazed French doors giving access to balcony. Light grey matt wall and base units with granite work surfaces incorporating sink unit and drainer. Built in gas hob, integrated double oven/microwave, integrated dish washer and washing machine. Tiled splashbacks, plinth lighting. Feature exposed brick to vaulted ceiling, Continuation of wooden flooring. Vertical modern radiators. Power points.

UTILITY ROOM

Double glazed window to side. Space for white goods. Combi-boiler. Storage cabinets.

BEDROOM TWO

Double glazed window to rear. Central heating radiator and power points.

BEDROOM THREE

Double glazed window to front. Central heating radiator and power points.

BATHROOM

Obscure double glazed window. White suite comprising of panelled bath with mains shower and glass screen, wash hand basin set in vanity unit and low level WC with concealed cistern. Tiled splashbacks and tiled flooring. Radiator.

SECOND FLOOR LANDING

Large built in storage room.

MAIN BEDROOM

Situated on the top floor with double glazed window to rear aspect. Built in cupboards to eaves. Central heating radiator and power points.

OUTSIDE

Balcony from kitchen area. On road parking and permit parking available on request.

TENURE

MGY are advised that the property is leasehold with a lease of 999 years from 2004. There is a peppercorn ground rent of £1 per annum. A share of the freehold will be gifted upon completion.



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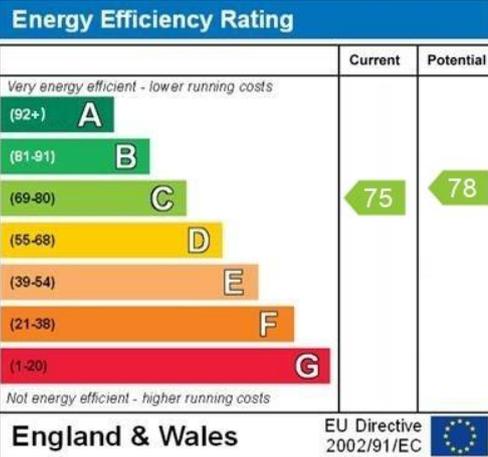
FIRST FLOOR
890 sq.ft. (82.7 sq.m.) approx.

1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA - 1201 sq.ft. (111.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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