

Ilchester Road,
Llanrumney,
Cardiff,
Cardiff.
CF3

110,000



- Fully Renovated
- One Bedroom
- Lounge
- Modern Bathroom
- Fully Fitted Kitchen
- Chain Free
- Close To Shops and Bus Stops
- Can Be Fully Furnished

Ref: PRA10854

Viewing Instructions: Strictly By Appointment Only

General Description

Wow!!!! This stunning one bedroom fully renovated flat located in Llanrumney is offered to the market with no onward chain. The property has been lovingly decorated throughout and can be sold fully furnished. You really need to see this one to appreciate all on offer. Call for all the details.

Accommodation

Entrance

Communal entrance with entry phone system and stairs to first floor. UPVC door to front, into hallway.



Hallway

Plastered walls and ceiling. Tiled floor, radiator and spotlights to ceiling.



Lounge (14' 05" x 10' 03") or (4.39m x 3.12m)

UPVC double glazed window to front. Radiator, carpet and plastered walls and ceiling. Spotlights to ceiling, storage cupboards and opening to kitchen.



Bathroom

UPVC double glazed front window to side. Panelled bath with electric shower over and mixer taps. Glass shower screen. Vanity wash hand basin and WC with storage cupboards. Heated towel rail, tiled walls and floor. Spotlights to ceiling and extractor fan.



Bedroom (11' 0" x 10' 11") or (3.35m x 3.33m)

UPVC double glazed window to side. Built in wardrobe and cupboard housing combi boiler. Plastered walls and ceiling with spotlights. Radiator and carpet.



Kitchen (7' 07" x 6' 09") or (2.31m x 2.06m)

UPVC double glazed window to side. Modern wall and base units. Integrated washing machine and fridge freezer. Built in electric oven and halogen hob with extractor fan over. Tiled splashbacks and tiled floor. Stainless steel sink unit with mixer tap. Radiator.

Services

EPC Rating:74

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.