

Waun Ddyfal

Cardiff CF14 4PT

- NO CHAIN
- Ground floor apartment
- Two double bedrooms
- Open plan Lounge/kitchen/diner
- Well presented throughout
- Popular Location
- Close to transport links
- NO ONWARD CHAIN

Guide price £155,000

www.hern-crabtree.co.uk



This ground floor apartment is modern, bright and spacious as well as being beautifully presented throughout, conveniently located in an ever popular development within the Heath area and offering access to an array of local amenities, restaurants and bars with great transport links, easy access to the M4 motorway and A470, and a short commute to both Heath hospital and the City Centre.

With accommodation briefly comprising of communal entrance hall, private entrance with entry phone system, open plan kitchen/diner/lounge featuring French doors opening to outside space, two double bedrooms and family bathroom. Externally the property benefits from an allocated parking space as well visitor parking.

Offered to the market with NO ONWARD CHAIN! Viewings are highly recommended and can be arranged by contacting our Heath office on 02920 620202.

Communal Entrance

Security front door into:

Communal Hallway

Stairs to all floors, hallway leading to:

Entrance

Accessed via a solid wood front door;

Hallway

Laid to bamboo wood flooring, PVCu double glazed window to front, wall mounted intercom entry system, doors to all rooms. Radiator.

Kitchen/diner/living room 20'00 max x 17'09 max (6.10m max x 5.41m max)

Living/dining room 20'00 x 10'05 (6.10m x 3.18m)

Large open plan living area laid to bamboo wooden flooring with PVCu double glazed window to the front aspect and PVCu double glazed French doors to rear opening out onto patio seating area. Two radiators, television aerial point, space for table and chairs. The Lounge/dining area is open through into:

Kitchen 11'05 x 7'06 (3.48m x 2.29m)

Kitchen area consisting of a matching range of wall and base level cupboard and drawer units, ample work surface areas, inset stainless steel sink and drainer unit with mixer tap, inset electric oven with four ring gas hob over with stainless steel splash back behind and chimney style extractor fan over. Integrated washing



machine and space for freestanding fridge/freezer. Matching tiled floor and splash backs, PVCu double glazed window to front. Wall mounted combination boiler concealed in wall unit.

Bedroom One 10'00 x 9'04 (3.05m x 2.84m)

Master bedroom laid to fitted carpet, built in double wardrobe, PVCu double glazed window to rear aspect. Radiator.

Bedroom Two 13'01 x 7'03 (3.99m x 2.21m)

Double bedroom laid to fitted carpet, PVCu double glazed window to rear aspect. Radiator.

Bathroom

Modern bathroom comprising a three piece white suite of P-shape panel bath with wall mounted shower over and curved glazed shower screen, low level W/C and pedestal wash hand basin. Tiled splash backs and half tiled walls, extractor. Radiator.

Outside

Communal garden areas, allocated parking space plus additional visitors parking spaces.

Tenure

We have been advised by the vendor that the property is LEASHOLD

With a 125 year lease from 2007



