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Modern, Easily Maintained, Two Double Bedroom, Top Floor Flat situated in a pleasant and convenient position, within easy reach of all local facilities, including local shops at both Thornhill Crossroads and Birchgrove and having easy access to Ty Glas and Birchgrove Train Stations, giving an easy rail link giving access to the rest of the city. Ample recreational space is close by, with a Hill Snook Park being opposite the property and Cardiff City Centre is approximately three miles distant and can also be readily accessed by bus routes on Caerphilly Road.

The flat, one of the larger types available in this development, is in a purpose built block on the top floor, is well proportioned, with ample storage space and good-sized rooms, is particularly well maintained and has the benefit of gas central heating via a combination boiler together with uPVC double glazing. Briefly comprising:

Hall, Large Lounge, Kitchen/Diner, Two Double Bedrooms and Fitted Bathroom with a shower. Dedicated Parking to Front and Rear.

MODERN TWO DOUBLE BEDROOM FLAT

NO CHAIN

PRICE GUIDE: £169,950

ACCOMMODATION: Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated

Ground floor entrance door to -

COMMUNAL HALLWAY With staircase and communal landing with meters.

Composite front door to the flat giving access to:

HALL: Built-in cupboard to the left with a gas combination boiler and fitted shelf. Large cupboard to the right, which is for storage with a hanging rail and shelf. One radiator, intercom to front door, modern fuse box, two three spot ceiling light fittings, mains smoke alarm, panelled doors to all rooms and loft hatch with let-down ladder to attic.

FRONT LOUNGE: (10'8" x 13'9") Double glazed uPVC window to front with fitted roller blind, one radiator and two pendant lights.

KITCHEN: (12'6" x 10'2") Double glazed uPVC window to rear, range of fitted units comprising cupboards, drawers and roll top work surfaces with built-in gas hob with oven under and extractor over. One and a half bowl sink unit with a mixer tap, integral washer/drier, space for a dish washer, other cupboards and drawers. Ample space for a fridge/freezer and dining table. One radiator, laminate floor and three spot ceiling light fitting.

BEDROOM ONE: (10'9" x 13'3") Double glazed uPVC window to front, radiator under, fitted roller blind and two pendant lights.

REAR BEDROOM TWO: (9'0"x 9'3") Double glazed uPVC window to rear, fitted roller blind, one radiator and pendant light.

BATHROOM: (6'4" x 7'1") Double glazed frosted window to rear, fitted roller blind, three piece suite in white comprising panelled bath with mains shower over with spray screen, low flush close coupled w.c. pedestal wash hand basin, one radiator, part-wall tiling, bathroom cabinet, shaver point, extractor fan and three spot ceiling light fitting.

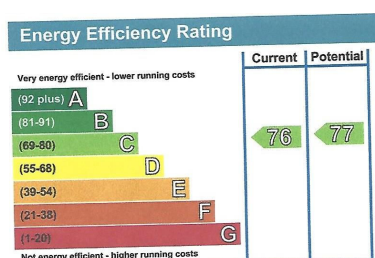
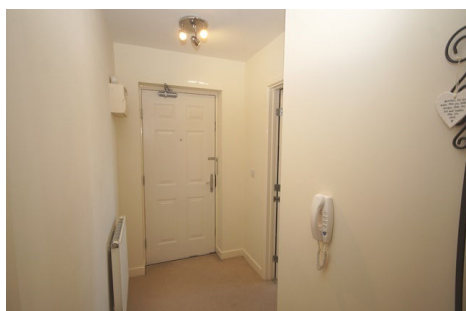
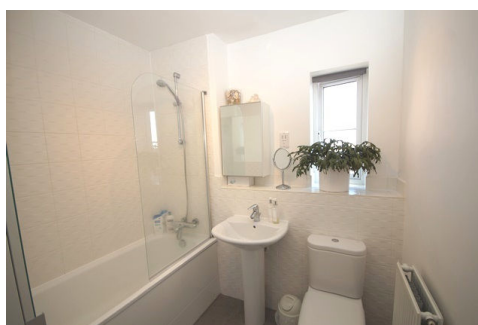
TENURE: The owners of the flats have purchased the freehold of the block and we understand that there is a freehold management company in force with £50.00 a month maintenance fee to a sinking fund.

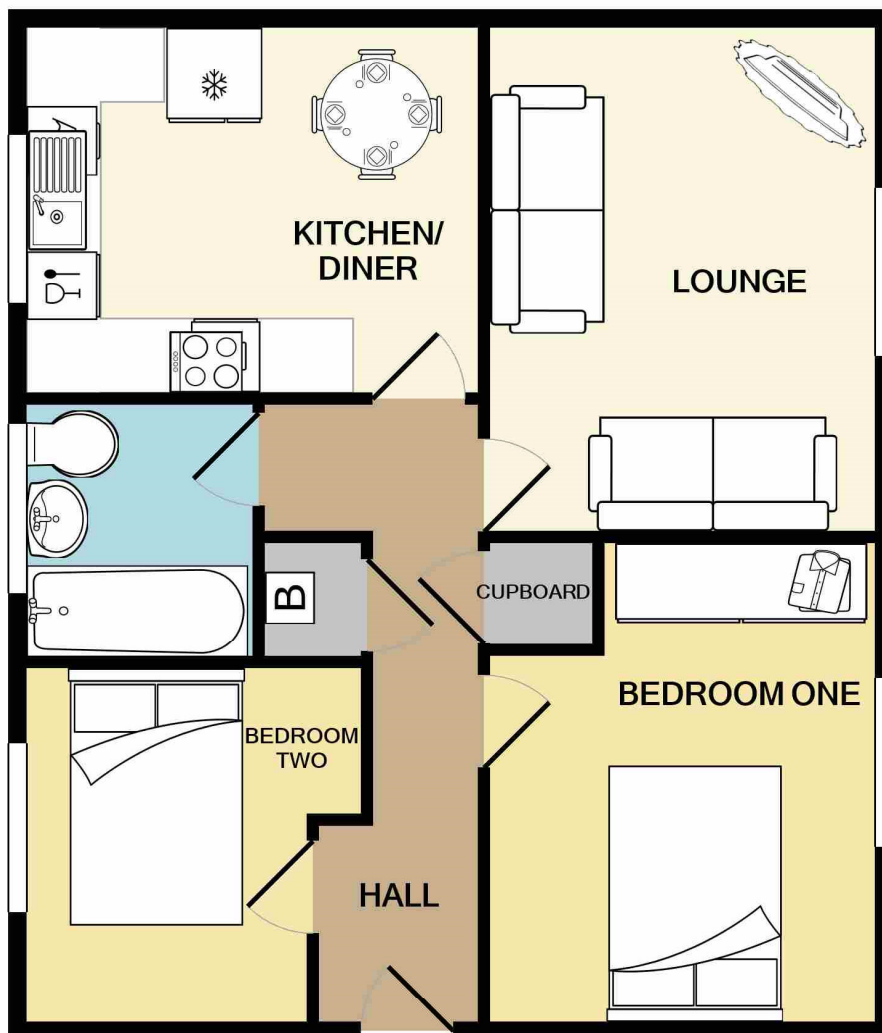
We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling some distance to view the property.

VIEWING: By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.

Web-site: Details of this and other properties can be found on our website:

www.croftsdavies.co.uk





TOTAL APPROX. FLOOR AREA 624 SQ.FT. (57.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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