

11 Marion Court, Lisvane Road

Llanishen | Cardiff | CF14 0RZ

Top Floor Flat | Asking Price Of £155,000



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PROPERTY DESCRIPTION

****TOP FLOOR**** A well presented and delightful top floor flat situated in the popular suburb of Lisvane close to all local amenities including regular bus and train services into the centre of the City of Cardiff. The spacious accommodation comprises of entrance hall, lounge, kitchen/diner, two double bedrooms and bathroom. Ample off road parking provided with beautifully maintained communal lawned gardens. The apartment also benefits from double glazed windows, electric heating and very good storage facilities. Internal Viewing Highly Recommended ****NO CHAIN****

- **Tenure** Leasehold
- **Council Tax Band**
- **Floor Area (approx.)**
- **Viewing Arrangements**
Strictly by Appointment

ENTRANCE

Entered via wooden door with security entry system into well maintained communal hallway. Stairs to all floors.

ENTRANCE HALL

Entered via wooden door. Wall mounted electric heater, built in double storage cupboard plus built in airing cupboard housing hot water tank, shelving and water controls. White panelled doors to all rooms.

LOUNGE

14' 3" x 11' 1" (4.36m x 3.38m) A bright and spacious lounge with large double glazed window to rear elevation. Feature modern wall mounted electric coal effect fire, wall mounted electric heater and power points,

KITCHEN

12' 7" x 7' 0" (3.84m x 2.15m) A bright modern fitted kitchen with white wall, base and drawer units with contrasting round edge work surfaces incorporating stainless steel sink unit and drainer with mixer tap above. Built in electric 'Hotpoint' ceramic hob, electric oven and stainless steel extractor fan above. Integrated dish washer and washer dryer. Space for tall fridge freezer and dining table and chairs. Tiled splash backs, vinyl flooring and power points. Double glazed window to front elevation.

BEDROOM ONE

11' 3" x 12' 3" (3.44m x 3.75m) A spacious main bedroom with double glazed window to rear. Wall mounted electric heater, built in double wardrobes and power points.

BEDROOM TWO

8' 6" x 9' 8" (2.60m x 2.95m) Second double bedroom with double glazed window to front. Wall mounted electric heater, built in double wardrobe and power points.

BATHROOM

Obscure double glazed window to front. A modern white suite comprising of panelled bath with 'Triton' electric shower over, pedestal wash hand basin and low level WC. White tiled walls, vinyl flooring, shaver point and wall mounted electric towel rail.

OUTSIDE

Ample communal parking provided to the front of the apartments. Well maintained communal lawned gardens with seating areas. Bin storage. Directly outside the apartment on the landing area there is a large built in storage cupboard.



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