

Fields Court

Greenfield Avenue, Pontcanna
CF11 9QF



- Ground Floor Maisonette
- Newly-Renovated

- Extended Lease
- Gorgeous Kitchen &

- Two Bedrooms
- Private Residents Parking

Situated just seconds from leafy Thompson Park and located within a short, pleasant walk from the local delis, bakeries, boutiques & coffee houses on offer in Pontcanna is the newly-renovated ground floor maisonette.

This stylish abode will appeal to a wide-genre of buyers, including FTB's, BTL Investors and 'down-sizers' and offers on-trend decor and 'high-spec' fittings throughout, including the brand-new contemporary-style kitchen & trendy fitted bathroom suite.

Sold with no onward chain and newly extended lease, the property further benefits from a full re-wire and private residents parking to the rear.

Entrance Hall

Accessed via glazed composite front door, opening to hall with cupboard housing 'combi' boiler, built in store cupboard, newly laid carpet and doors to bedrooms, bathroom and living room.

Living Room 12' x 15'10 (3.66m x 4.83m)

Double glazed window to rear, radiator, fitted shelving, newly laid carpet, TV aerial point connection, power points and door to kitchen.

Kitchen 9'10 x 7'6 (3.00m x 2.29m)

The brand new fitted kitchen offers wall cupboards and base units with complementing worktops over and stainless steel sink unit with mixer tap and drainer. Integrated appliances including fridge freezer, slimline dishwasher and electric oven with gas hob and chimney cooker hood over. Space for washing machine, sunken ceiling spotlights, tiled splash backs, USB power points, radiator and double glazed window to rear.

Bedroom One 14'6 x 8'10 (4.42m x 2.69m)

Double glazed window to front, radiator, built in double wardrobe, newly laid carpet, power points.

Bedroom Two 10' x 6'11 (3.05m x 2.11m)

Double glazed window to front, radiator, newly laid carpet, power points.

Bathroom

The stylish bathroom suite comprises a low level w.c, pedestal wash hand basin with mixer tap and panelled bath with mixer tap and dual head thermostatic shower unit. Chrome heated towel rail, tiled splash backs, extractor, sunken ceiling spotlights, 'chequered' tile floor



and obscured double glazed window to side.

Parking

Residents car parking available to the rear of the block.

Tenure

We have been advised that the property is LEASEHOLD. The lease has been extended to approximately 136 years. Annual ground rent is £50.00.

EPC

EPC Rating - E