



## Finnimore Court

Llandaff North Cardiff, CF14 2FZ

**£175,000**

- NO ONWARD CHAIN
- TWO BEDROOMS
- AMPLE LIVING SPACE
- VIEWS TO REAR
- CLOSE TO AMENITIES
- DESIRED LOCATION

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**\*\* NO ONWARD CHAIN \* TWO DOUBLE BEDROOMS \* OFF ROAD PARKING \* GROUND FLOOR FLAT \*\***

Sell Right Estate Agents are pleased to bring to the market this spacious two bedroom ground floor apartment in the Llandaff North area of Cardiff. The property is well situated by being within close proximity local amenities and transport links such as Llandaff North high street and Llandaff train station. The accommodation features a spacious entrance hallway with ample built in storage, a contemporary bathroom suite, a substantially sized open plan living and kitchen space and two double bedrooms. Externally the property benefits from a balcony over looking fields to the rear as well as a designated parking space to the front of the property. Please contact Sell Right Estate Agents to book your viewing on this property.

Tenure: Leasehold

Lease term remaining: 101 years

Ground rent: £125 per year

Service charges: £149 per month

Council Tax Band: D

Water - Mains feed

Electricity - Mains feed

Sewerage - Connected to public sewer

Heating - Electric heaters

Broadband Availability Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Hallway**

UPVC double glazed window to front, door to communal hallway, plastered walls and ceiling, carpet flooring, doors to bathroom, two bedrooms, open plan kitchen & living room and spacious storage cupboard.

**Bathroom 5' 11" x 6' 6" (1.80m x 1.98m)**

UPVC double glazed window to front, plastered and tiled walls, plastered ceiling, vinyl flooring, W.C, wash hand basin, paneled bath with over head shower and glass side screen.

**Open Plan Kitchen & Living Room 15' 7" x 11' 10" (4.76m x 3.61m)**

UPVC double glazed patio doors to rear balcony, plastered walls and ceiling, carpet and vinyl flooring, wall and base units with laminate roll top work surfaces, integrated dishwasher, oven and hob with over head extractor hood, space for washing machine and fridge freezer.

**Bedroom One 10' 0" x 11' 10" (3.06m x 3.61m)**

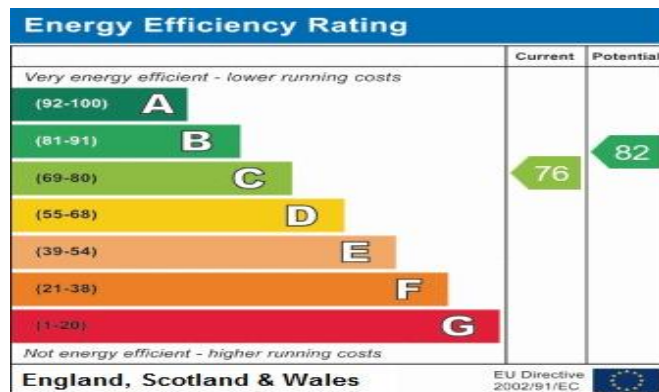
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring.

**Bedroom Two 12' 1" x 8' 11" (3.69m x 2.71m)**

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other levels are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The structure, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac 03/21



**DISCLAIMER**

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Measurements: Sell Right take great care when measuring, but these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc.

Services: Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.