

52 Latteys Close, Heath, Cardiff, CF14 4PZ



Estate Agents and
Chartered Surveyors

Asking Price Of

£175,000



Flat



Property Description

**** NO CHAIN **** A two bedroom first floor apartment in the Heath area of Cardiff close to local amenities and transport links to the city centre. The property briefly comprises hallway, living/kitchen/dining room, two bedrooms and bathroom. Communal garden and allocated parking.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 505 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

Located in the sought after area of Heath / Birchgrove in North Cardiff. The University Hospital of Wales and Heath Park are close by and the property is situated within walking distance to Birchgrove with cafes, optician, dentist, public house, hairdressers, schools and more. Regular bus and train services are also close to hand with great road links leading around the city.

ENTRANCE HALLWAY

Enter into hallway. Smooth walls and ceiling, two central light pendants and finished with carpeted flooring. Doors to all rooms. Upvc double glazed window to front.

LOUNGE/DINING ROOM & KITCHEN

20' 1" x 14' 2" (6.13m x 4.32m)
Smooth walls and ceiling with three light pendant and finished with a combination of carpet and vinyl flooring. Upvc double glazed window to front and rear plus upvc double glazed French doors leading to balcony.

BALCONY

An enclosed balcony space with cast iron railings and decking.

KITCHEN

15' 7" x 7' 6" (4.75m x 2.30m)
Fitted with a range of base and eye level units with laminate worktops over. Inset stainless steel sink unit plus drainer. Built in oven, gas hob and cooker hood over. Space for free standing fridge/freezer. Boiler wall mounted to external wall within kitchen cupboard.

BEDROOM ONE

9' 4" x 13' 1" (2.87m x 3.99m)
Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to rear. Built in double wardrobes.

BEDROOM TWO

13' 1" x 7' 3" (3.99m x 2.23m)
Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to rear.

BATHROOM

6' 2" x 5' 7" (1.89m x 1.72m)
Fitted with a modern three piece bathroom suite comprising bath with shower over, WC and wash hand basin. Tiled walls and flooring, smooth ceiling and a central light pendant.

OUTSIDE

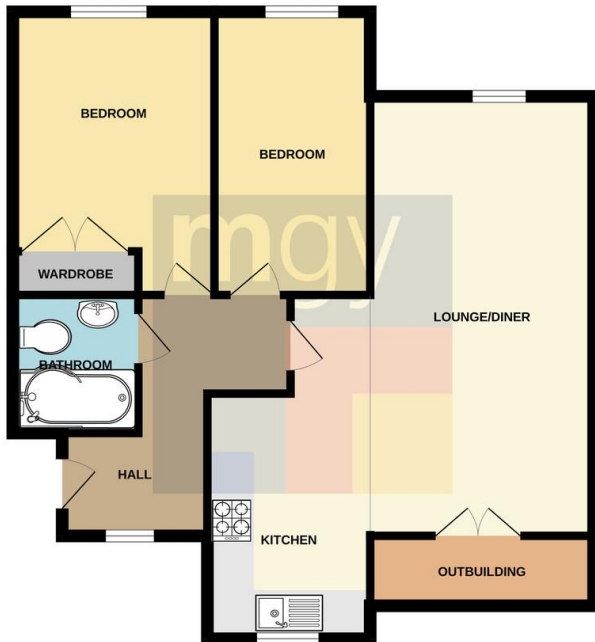
Communal gardens to the rear mostly laid to lawn. Car park to the side with one allocated space.

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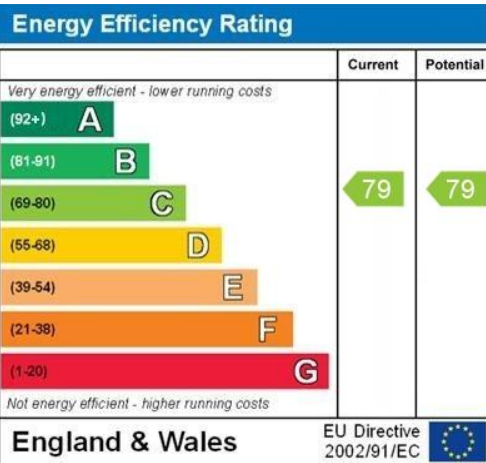


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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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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