

# The Abode, Manor Street,

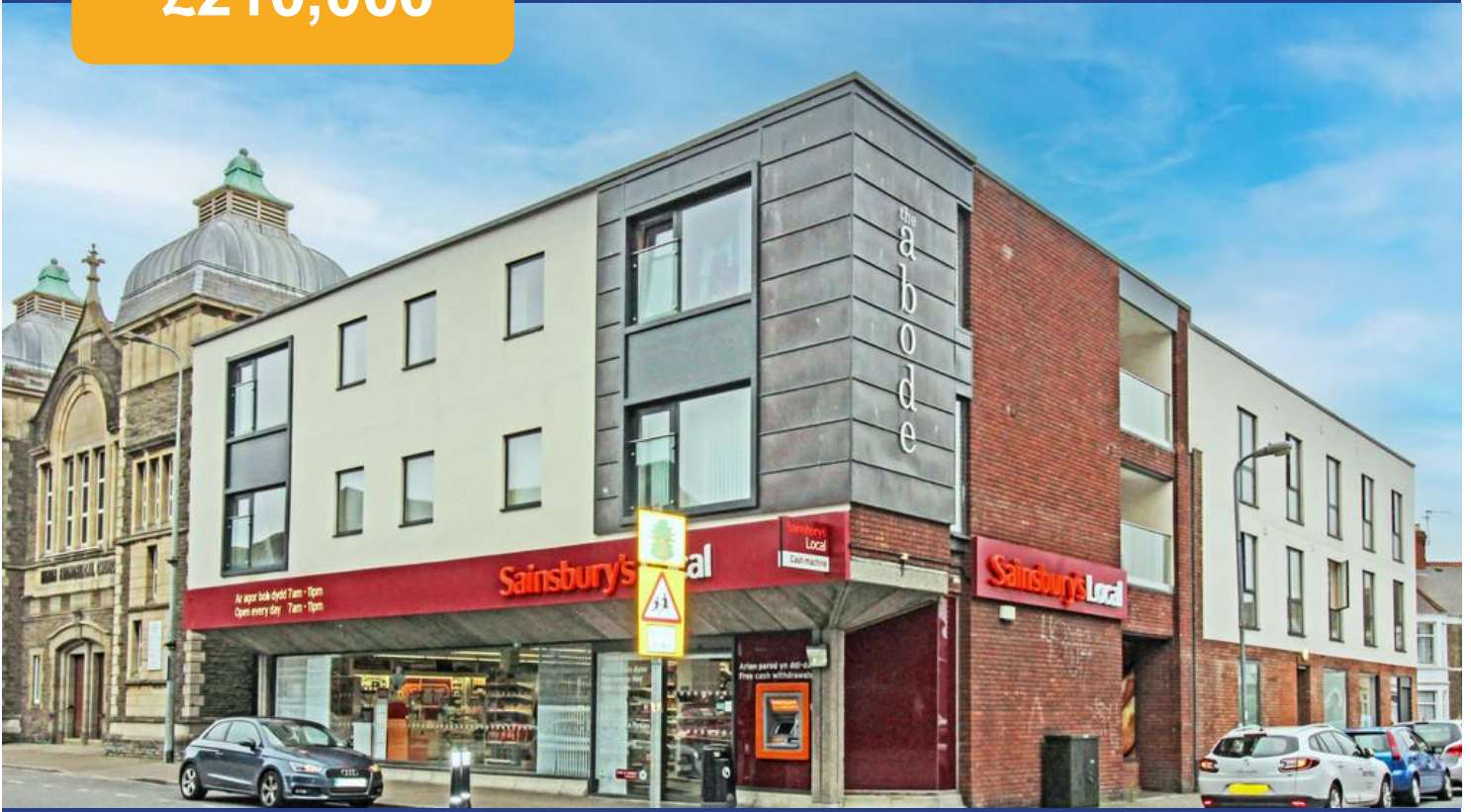
Cardiff, CF14 3PX



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£210,000**



Apartment



# Property Description

MGY offer for sale this spacious 2 bedroom top floor apartment, in a very convenient location just off Whitchurch Road. The accommodation comprises entrance hall, open plan lounge/ kitchen/ diner, 2 double bedrooms and a bathroom. Allocated parking space.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 688 sq ft

Viewing Arrangements  
Strictly by appointment

## LOCATION

Located in the sought after area of Heath in North Cardiff, the University Hospital of Wales and Heath Park are on the doorstep. The property is situated within walking distance to local shops, cafes, optician, dentist, public houses, supermarket, hairdressers, schools and more. Regular bus and train services are also close to hand.

## COMMUNAL ENTRY

Communal entry door with stairs to all floors.

## ENTRANCE HALL

Entered via wooden door with spyhole. Video entry phone. Airing cupboard housing hot water tank. Laminate flooring. Wall mounted electric heater.

## LOUNGE/ KITCHEN/ DINER

21' 7" x 16' 2" (6.60m x 4.94m)  
A spacious open plan area with 2 double glazed windows to the side

aspect. Laminate flooring. Modern cream kitchen units with work surfaces incorporating one and a half stainless steel sink unit with mixer tap. Built in fridge / freezer and washing machine. Built in oven with ceramic hob and extractor over. 2 wall mounted electric heaters.

## BEDROOM ONE

15' 11" x 10' 3" (4.87m x 3.13m)  
Double glazed window to rear. Electric heater. Telephone point.

## BEDROOM TWO

11' 7" x 9' 6" into recess (3.55m x 2.92m)  
Double glazed window to rear. Electric heater. Telephone point.

## BATHROOM

8' 5" x 7' 5" (2.58m x 2.28m)  
Tiled floor and walls. Panelled bath with mixer tap and shower over, vanity

enclosed wash hand basin with mixer tap and with cupboards below, w.c. Chrome heated towel rail.

## OUTSIDE

Allocated parking space.

## TENURE

We are advised that the property is of Leasehold tenure with a remaining term of 114 years. (125 years from June 2013). This is to be verified by your legal representative.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D	74	82
(55-68)	E		
(39-54)	F		

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