

50 Heol Llinos, Thornhill, Cardiff, CF14 9JF



Estate Agents and
Chartered Surveyors

Asking Price Of

£170,000



Flat



Property Description

Two Double Bedroom first floor flat in Thornhill, Cardiff. Ideal for first time buyers, downsizers or a great investment property. Offering two double bedrooms, two bathrooms, lounge and kitchen plus allocated parking for one car.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 807 sq ft

Viewing Arrangements
Strictly by appointment

PROPERTY DESCRIPTION

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LOCATION

This property is located in the popular Thornhill area in the North of Cardiff with supermarket, doctors, church centre & coffee shop and post office. Thornhill primary school is well regarded. Regular bus and train transport links to the city centre.

HALL

L shaped hallway with smooth walls and ceilings, two central light pendant finished with laminate flooring. Door leading to all rooms. Built in single storage cupboard housing water tank with shelving for storage.

LOUNGE

13' 7" x 10' 11" (4.15m x 3.35m)
Smooth walls and ceilings, a central light pendant finished with carpeted flooring. Upvc double glazed French doors with Juliet balcony to front and an additional Upvc double glazed window to front.

KITCHEN

9' 6" x 6' 10" (2.92m x 2.10m)
Fitted with a range of base and eye level units with worktops over. Built in oven, microwave and electric hob with cooker hood over. Integral fridge/freezer and washing machine. Inset stainless steel 1.5 bowl sink unit plus drainer. Tiled splash back with smooth walls and ceiling, a central light pendant finished with vinyl flooring. Upvc double glazed window to side.

BEDROOM ONE

15' 8" x 13' 7" (4.79 max m x 4.15 max m)
Smooth walls and ceilings with a central light pendant finished with carpeted firing. Upvc double glazed window to side. Door leading into en suite.

ENSUITE

Modern three piece Suite comprising walk in single shower enclosure, WC and wash hand basin. Tiled walls with smooth ceilings spot lighting and finished with vinyl flooring.

BEDROOM TWO

9' 10" x 9' 10" (3.01m x 3.01m)
Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Upvc double glazed window to side.

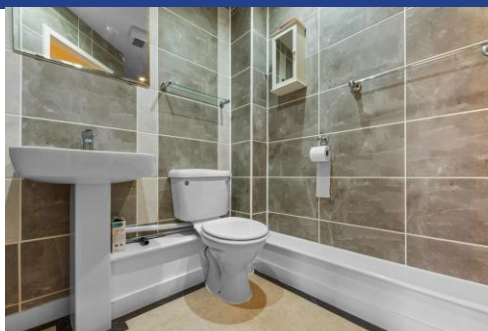
BATHROOM

Fitted with a three piece suite comprising bath, WC and wash hand basin. Tiled splash back with smooth walls and ceilings, a central light pendant finished with vinyl flooring. Upvc double glazed obscure window to side.

LEASE DETAILS AND CHARGES

Lease Years Remaining - 986 year remaining
Service Charge - £1679 per year
Ground Rent - £237 per year
APPROXIMATE FIGURES

50 Heol Llinos,
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Heol Llinos



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