



HEOL HIR
LLANISHEN
CARDIFF CF14 5AZ

ASKING PRICE OF

£60,000



FLAT



CASH BUYERS ONLY DUE TO LOW LEASE
 One Bedroom first floor retirement flat in the heart of Llanishen village. This popular retirement home offers communal areas for residents to enjoy with very well kept communal gardens. Sold With No Chain.

TENURE: LEASEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 462 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

COMMUNAL

Communal entrance into open plan communal sitting area with space for all residence to enjoy. Open kitchen space offering a great space for residence to enjoy tea, coffee and cake. Communal laundry room with washing machines and tumble dryers and finally a guest suite available for relatives to hire for overnight stay.

ENTRANCE HALL

Enter into hallway with access to lounge, bedroom and bathroom.

LOUNGE

11' 7" x 14' 3" (3.534m x 4.357m)
 Electric storage heater, coved ceiling, storage cupboard, Upvc double glazed window to rear, security phone system. Archway to kitchen.

KITCHEN

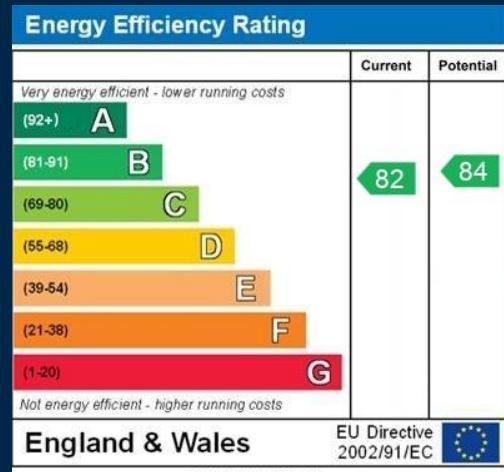
7' 2" x 5' 11" (2.195m x 1.804m)
 Fitted with a range of wall and base units with work surfaces over. Inset sink with left hand drainer. Extractor fan, fully tiled walls and recess for fridge. Wall mounted electric heater.

BATHROOM

6' 8" x 5' 9" (2.046m x 1.777m)
 Fitted with a three piece suite to include low-level WC, shower with emergency call button and vanity unit with inset sink. Fully tiled walls, extractor fan and towel rail. Wall mounted heater

BEDROOM

8' 8" x 17' 7" (2.653m x 5.377m)
 Upvc double glazed window to rear, electric storage heater, coved ceiling, emergency pull switch, fitted wardrobe.



BIRCHGROVE 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

MGY.CO.UK