

FOR SALE



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Parkfield house | North Road | Gabalfa | CF14 3AL

*****NEW INSTRUCTION***INVESTMENT OPPORTUNITY***VACANT POSSESSION*****

Cardiff Estates and Lettings are pleased to offer this two bedroom apartment, enjoying the convenience of being within walking distance to Bute Park and Cardiff City Centre. Perfectly located for a City Lifestyle with all Town Centre has to offer with **NO ONWARD CHAIN!**

Call us today to enquire!

EPC Band: C

Tenure: Leasehold (Approx. 984 years remaining)

Property Ref: 10173

**Offers In Region Of
£148,000**

- **2 Spacious Bedrooms**
- **Walking distance to Bute Park**
- **City Location**
- **Allocated Parking**
- **No Chain**



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 78 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property Description

MAIN COMMUNAL ENTRANCE

Located above North Road retail stores with the main communal entrance accessed from North Road enjoying both stair and lift access to each floor. Post area located on the ground floor.

HALLWAY

Welcomed into the property by wood effect laminate flooring, a spacious hall with a recessed storage cupboard and doors leading to kitchen/diner/lounge, bathroom and 2 double bedrooms. Electric radiator and intercom system.

OPEN PLAN KITCHEN & LOUNGE

19' 0" x 11' 9" (5.8m x 3.6m)

Spacious open plan kitchen, diner and lounge area compromising of wood effect laminate flooring carried throughout with a range of well-kept wall and base units in the L-shaped kitchen area, a 1.5 stainless steel sink and drainer, integrated electric cooker. TV points, electric radiator and enjoying a full length, uPVC double glazed window to rear.

BEDROOM ONE 15' 3" x 8' 11" (4.65m x 2.72m)

Double bedroom with fitted carpet, electric heater, uPVC double glazed window to rear.

BEDROOM TWO 15' 3" x 8' 11" (4.65m x 2.72m)

Double bedroom with fitted carpet, electric heater, uPVC double glazed window to rear. Recessed cupboard housing boiler.

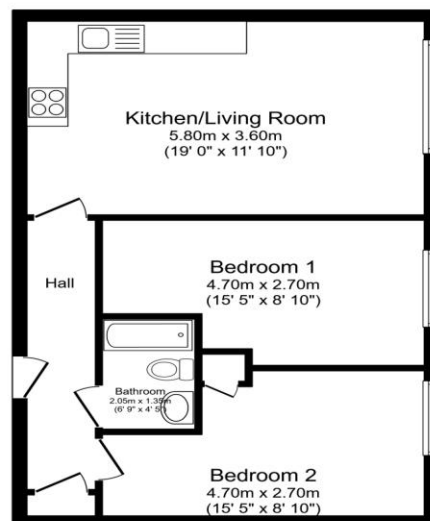
BATHROOM

3 piece, white bathroom suite, compromising of W/C and hand wash basin within vanity unit, bath tub with over head shower with glass panel shower screen. Electric towel rail.

EXTERNALLY

Located above North Road retail stores and benefiting from a secure under croft parking which is located directly underneath Parkfield House.

FLOOR PLAN



Tenure Leasehold
Council Tax Band D
EPC RATING: C

Contact Details

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