

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



TATHAM ROAD
LLANISHEN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COMMUNAL ENTRANCE

ENTRANCE HALLWAY

STORAGE CUPBOARD

BEDROOM 1
3.30m x 3.28m (10'10" x 10'9")

ENSUITE
1.68m x 1.80m (5'6" x 5'11")

BEDROOM 2
3.30m x 2.82m (10'10" x 9'3")

BATHROOM
2.67m x 1.55m (8'9" x 5'1")

OPEN PLAN KITCHEN
3.89m x 1.55m (12'9" x 5'1")

OPEN PLAN LIVING
3.89m x 3.99m (12'9" x 13'1")

PARKING
1 x allocated space
street parking available for visitors

TENURE
we are informed by the owner that the property is leasehold.

LEASE DETAILS

New 125 year lease in Jan 2008

SERVICE CHARGE

We are informed by our client that the annual charges are £1577 per annum.

GROUND RENT

£250 per annum

SCHOOL CATCHMENT

My English medium primary catchment area is
Coed Glas Primary School (year 2023-24)
Coed Glas Primary School (year 2024-25)

My English medium secondary catchment area is
Llanishen High School (year 2023-24)
Llanishen High School (year 2024-25)

My Welsh medium primary catchment area is
Ysgol Y Wern (year 2023-24)
Ysgol Y Wern (year 2024-25)

My Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Glantaf (year 2023-24)
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

COUNCIL TAX

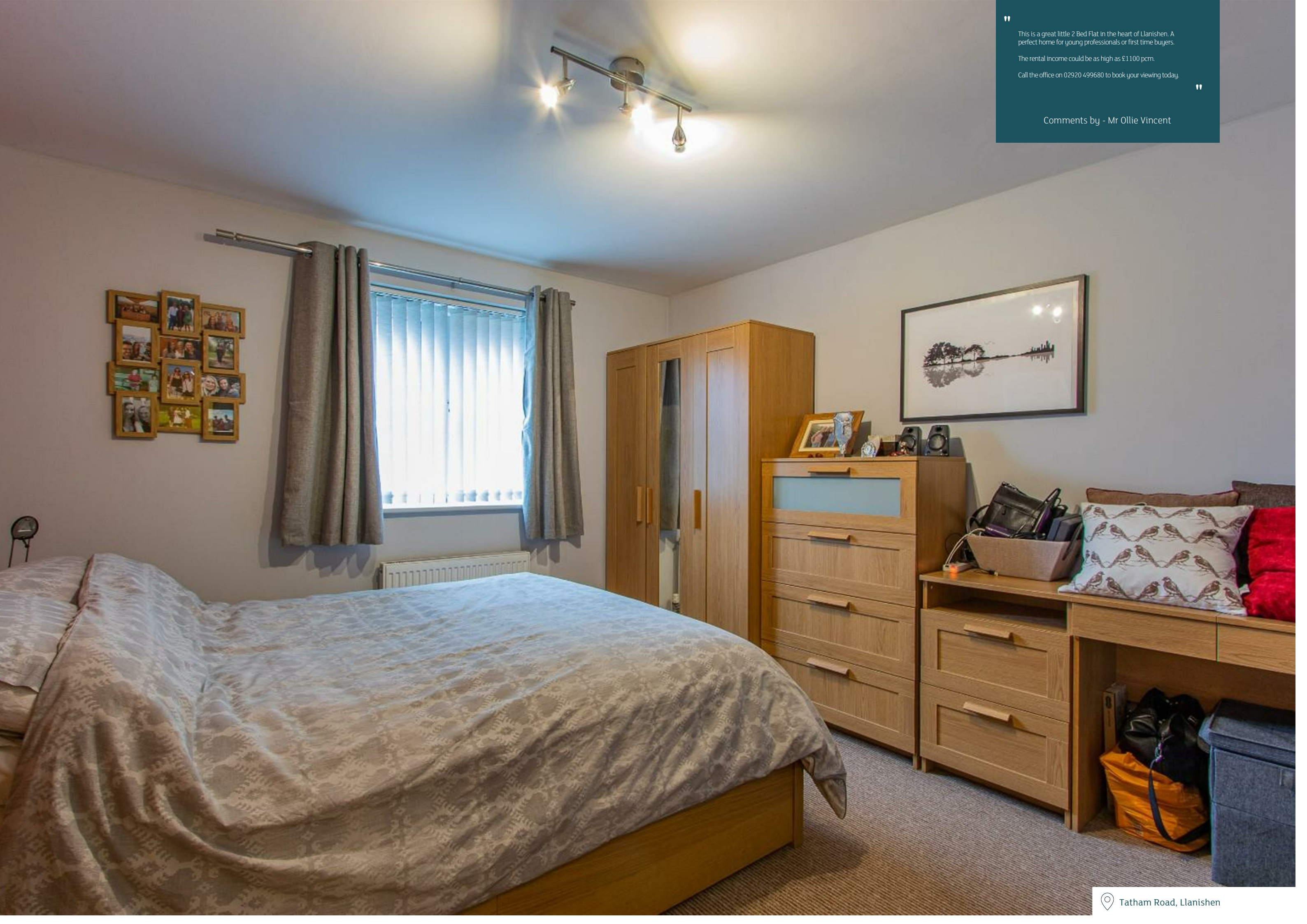
Band - D

ADDITIONAL INFORMATION

Rental value approx £1,100 pcm
Allocated Parking
2 bathrooms
2 double bedrooms

“
This is a great little 2 Bed Flat in the heart of Llanishen. A perfect home for young professionals or first time buyers.
The rental income could be as high as £1100 pcm.
Call the office on 02920 499680 to book your viewing today.
”




Comments by - Mr Ollie Vincent





TATHAM ROAD

LLANISHEN, CF14 5FD - £185,000

 2 bedrooms
  2 bathroom(s)
  643.35 sq ft

Nestled in the sought-after development on Tatham Road, Llanishen, this impressive 2-bedroom flat is a gem waiting to be discovered. Presented by Jeffrey Ross, this chain-free property is a dream for those seeking a hassle-free move.

Upon entering, you are greeted by a spacious hallway leading to a well-maintained living space featuring 2 double bedrooms, a family bathroom, and a fantastic ensuite in the master bedroom. The open-plan layout seamlessly connects the living, kitchen, and dining areas, creating a perfect space for relaxation and entertainment. The main living space features a Juliet balcony, offering a spot to enjoy a cup of tea or simply soak in the surroundings. With an assigned parking space and a door entry system, convenience is at the forefront of this property.

This flat is ideal for a variety of buyers, whether you are a first-time buyer, a young family, a professional couple, or someone looking to downsize in the area. The excellent transport links and allocated parking space make it a practical choice for many. For investors, this property presents a lucrative opportunity with high rental potential reaching up to £1,100pcm in the development and surrounding area.

Close to amenities and within a great school catchment area, this flat offers both comfort and convenience. Explore the interactive virtual tour for a detailed online viewing experience, where you can even measure the space to plan your furniture layout.

Don't let this fantastic opportunity slip away. Contact our office on 02920 499680 to schedule a viewing and make this wonderful apartment your own.

PROPERTY SPECIALIST

Mr Ollie Vincent
 ollie.vincent@jeffreygross.co.uk



Tatham Rd, Llanishen, CRF

1st Floor Apartment Interior Area 643.35 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

