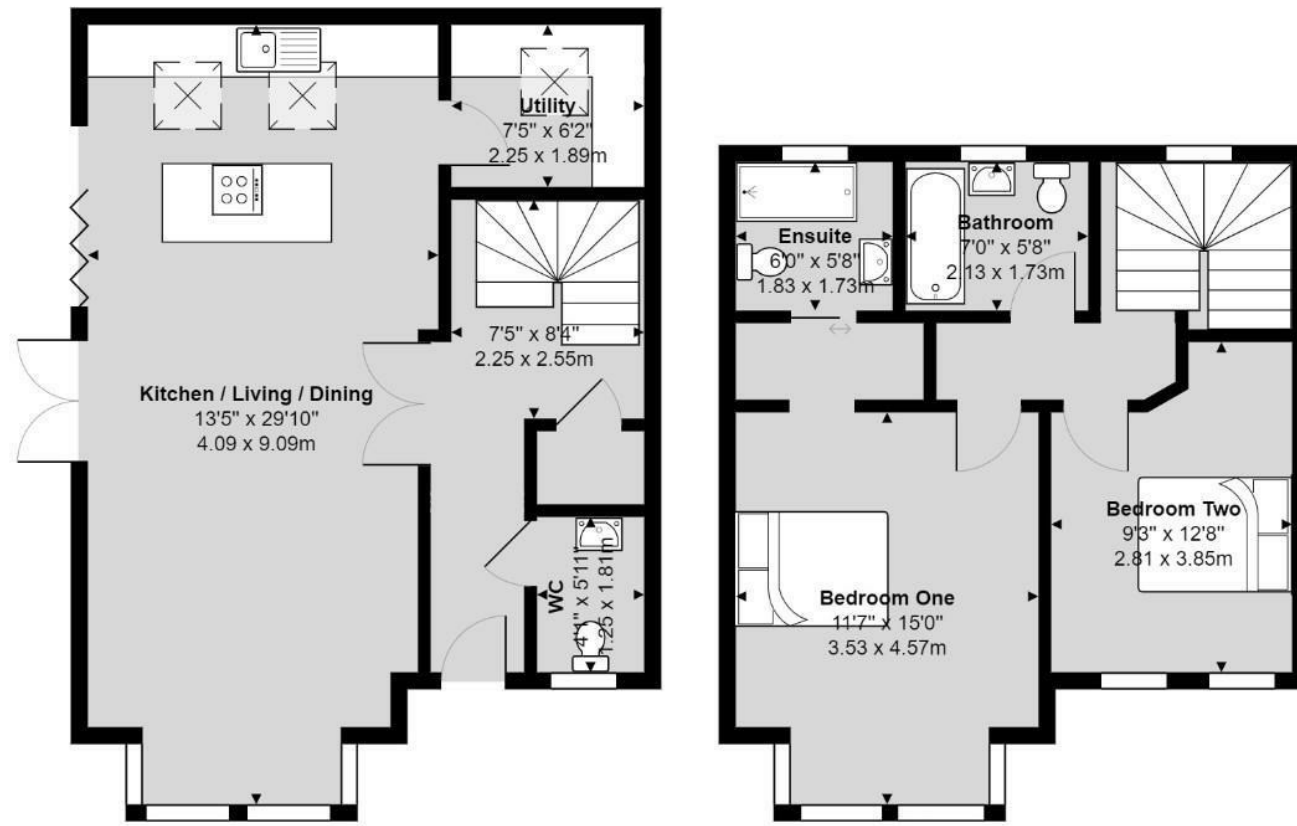




Church Road

2 Bedrooms - Cardiff - CF14 0SJ - £420,000 Leasehold



Coach House, Lozelles, Church Road, Lisvane, Cardiff

Total Area: 1036 ft² ... 96.3 m²

All measurements are approximate and for display purposes only



Virtual Reality & 3D Scaled models of all of our properties for sale. You can even walk around them on our website



Pontcanna
223-225 Cathedral Road
Pontcanna, Cardiff
CF11 9PP

Roath
38 Wellfield Road
Roath, Cardiff
CF24 3PB

Llanishen
54 Station Road
Llanishen, Cardiff
CF14 5LU

Cathays
89 Woodville Road
Cathays, Cardiff
CF24 4DX

029 2049 9680
info@jeffreycross.co.uk
www.jeffreycross.co.uk

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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Frontage

Set back to the rear of the development and benefits its own front door, shrub borders, driveway parking and side access to the garden. Door leads to:

Entrance Hallway

Enter via composite door onto entrance hallway, door to downstairs WC, storage cupboard and double doors to Kitchen / dining / living room.

Downstairs WC

Low level WC with tiled floors and walls, obscured UPVC double glazed window to the front aspect, wash hand basin and smooth plastered walls and ceiling with recessed spotlights

Storage Cupboard

Living / Dining / Kitchen

8.84m x 3.64m (29'0" x 11'11")

Open plan modern fitted Sigma 3 kitchen and island unit. Integrated appliances that included Electric oven hob with extractor over, integrated Fridge freezer, dishwasher and wine cooler. Smooth plastered walls and ceiling, Bi folding and french doors lead to the garden, An open living space that benefits a box bay window and UPVC double glazed window to the front aspect and Velux windows to the rear create a light and open entertaining space. door to:

Utility Room

Matching units with space and plumbing for washing machine and tumble dryer.

To the first floor

Landing

Doors to both bedrooms and family bathroom. Smooth plastered walls and ceiling, UPVC double glazed window to the rear aspect.

Bedroom Two

2.98m x 2.65m (9'9" x 8'8")

Second double bedroom that benefits UPVC double glazed windows to the front aspect, smooth plastered walls and ceiling, recessed space for wardrobes.

Bedroom One

4.52m x 3.65m (14'9" x 11'11")

Master bedroom that benefits a box bay to the front aspect. UPVC double glazed window to the front and aspect, opening to wardrobe area and door to:

En-suite

Stylish ensuite that benefits fully tiled walls and flooring, walk in shower, low level WC and contemporary wash hand basin and towel radiator.

Family bathroom

Stylish main bathroom that benefits fully tiled walls and flooring, panelled bath with shower over, low level WC, contemporary wash hand basin and towel radiator.

Garden

Wrap around West facing garden to the rear and paved patio area. Side access to parking spaces.

Parking

Two allocated Parking spaces

Tenure

We are informed by our client that the property is Leasehold, this is to be confirmed by your legal advisor.

Lease details

There will be a new lease of 250 years on completion - this is to be confirmed by your legal advisor.

Service Charges

The service charge for Block C are approx £1,135 per annum and includes Building insurance and Communal maintenance. Ground rent will be charges at £250 per annum.

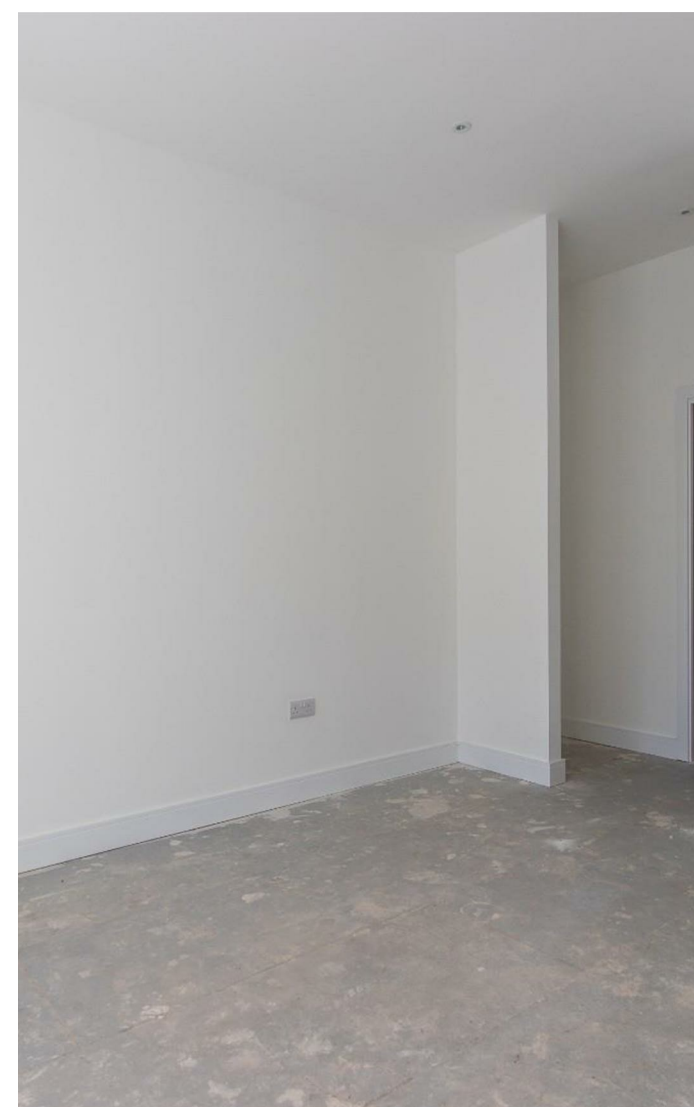
Council Tax

Band - TBC

Additional Information

10 year BLP warranty
Sigma3 Kitchen
Bespoke bathrooms
Cassellie sanitary ware





PART EXCHANGE CONSIDERED - THE COACH HOUSE - New build adjoined to the original house, A real one-off, the coach-house is a duplex apartment with two bedrooms to the first floor. The ground floor is a lovely, fluid open plan space flooded with natural light and benefits two sets of doors opening onto a private wrap around garden, as well as modern fitted kitchen and separate utility room. The ground floor further benefits downstairs WC and storage cupboard. On the first floor are two bedrooms, the master suite has its own en-suite bathroom and there is a separate bathroom servicing bedroom two. Outside benefits two driveway parking spaces.

The Coach house is vacant and available for viewing.

- Duplex Apartment
- 2 Parking spaces
- Furnishings options available*
- Private garden
- Pet friendly lease

1065.00 sq ft

