

Pendyrys House,

Mortimer Road, Cardiff, CF11 9LA



Estate Agents and
Chartered Surveyors

Asking Price Of

£120,000



Second Floor Apartment



Property Description

WELL PRESENTED, TOP FLOOR RETIREMENT APARTMENT IN THE HEART OF PONTCANNA
MGY are delighted to bring to market this one bedroom, top floor apartment situated in the highly sought after area of Pontcanna. The accommodation briefly comprises entrance hallway, lounge, kitchen, one double bedroom and shower room. The development is perfectly located within walking distance of local amenities which include shops, cafes, restaurants, and Pontcanna Fields. The property further benefits from off-road parking to the rear, beautifully maintained communal gardens, and is chain free.

Tenure Leasehold

Council Tax Band B

Floor Area Approx 463 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via front door leading from communal hallway. Carpet to floor. Pendant light fitting. Loft hatch. Power points. Radiator. Doors to all rooms and two storage cupboards.

LOUNGE

Carpet to floor. Dual aspect double glazed window to front. Pendant light fitting. Power points. Radiator. TV and telephone point. Door to kitchen.

KITCHEN

Vinyl flooring. Partially tiled walls. Range of wall, base and drawer units with worktops over incorporating electric hob and stainless steel sink with drainer and hot and cold tap over. Integrated electric oven. Space for fridge/freezer. Pendant light fitting. Power points. Wall mounted Worcester boiler. Double glazed window to front aspect.

BEDROOM

Carpet to floor. Double glazed window to front aspect. Pendant light fitting. Radiator. Power points.

SHOWER ROOM

Vinyl flooring. Adapted walk in shower cubicle with electric handheld shower attachment over. Partially tiled walls. Radiator. Pendant light fitting. WC. Pedestal wash hand basin with hot and cold tap over.

OUTSIDE

Beautifully maintained communal gardens. Off road parking to rear. Bin store.

TENURE

MGY are advised that the property is leasehold and a new 99 year lease gets added upon purchase. Service Charges - approx. £188 per month. There is no ground rent.

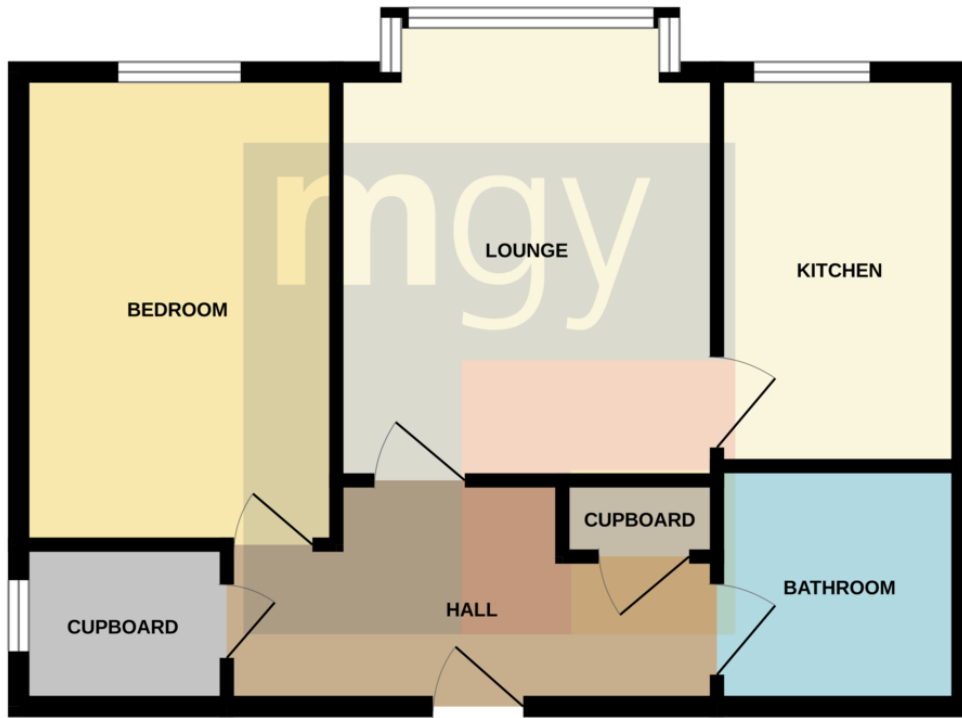
Any new buyer should also be made aware of the sinking fund – any person who buys a property at Pendry's House must pay into a sinking fund when they leave/sell the property. This is calculated as 2% of the purchase price for every complete month / year of ownership and is payable on completion.

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TOP FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Pontcanna 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



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