



CHERITON HOUSE
THE CRESCENT
LLANDAFF
CARDIFF CF5 2DL

OFFERS IN EXCESS OF
£149,500



THIRD FLOOR APARTMENT



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TENURE: SHARE OF FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 614 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

WELL PRESENTED, THIRD FLOOR APARTMENT IN THE CRESCENT, LLANDAFF MGY are delighted to bring to market this well presented, one bedroom, third floor apartment situated in the popular development of The Crescent in Llandaff. The accommodation briefly comprises entrance hallway, lounge, kitchen, one bedroom and bathroom. The property further benefits from one allocated parking space, has a private balcony, and is sold with a share of the freehold. ***NO CHAIN***

ENTRANCE HALL

Entered via front door leading from communal hallway. Carpet to floor. Pendant light fitting. Radiator. Wall mounted intercom system. Doors to all rooms.

LOUNGE

14' 11" x 19' 1" (4.55m x 5.83m)
Carpet to floor. Pendant light fitting. Two radiators. Power points. TV and telephone point. Feature mirrored walls. Double glazed uPVC sliding doors to balcony.

KITCHEN

8' 1" x 16' 2" (2.48m x 4.93m)
Tiled flooring and partially tiled walls. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating electric hob with extractor above and stainless steel 1.5 inset sink with mixer tap over. Power points. Double glazed uPVC window. Space and plumbing for washing machine.

BEDROOM

9' 9" x 9' 3" (2.99m x 2.84m)
Carpet to floor. Double glazed uPVC windows to front aspect. Radiator. Pendant light fitting. Power points. Fitted mirrored sliding wardrobes.

BATHROOM

9' 3" x 5' 3" (2.82m x 1.61m)
Vinyl flooring. Tiled flooring. White three-piece-suite comprising WC, pedestal wash hand basin with mixer tap over and walk in shower cubicle with mains powered shower over. Pendant light fitting. Extractor. Shaver point. Radiator. Wall mounted cabinet.

PARKING

One allocated parking space.

TENURE

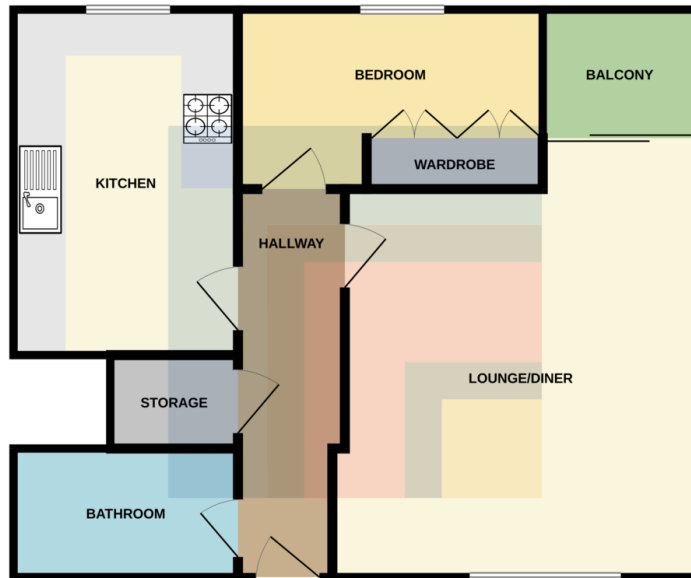
MGY have been advised that the property is being sold with a share of the freehold.



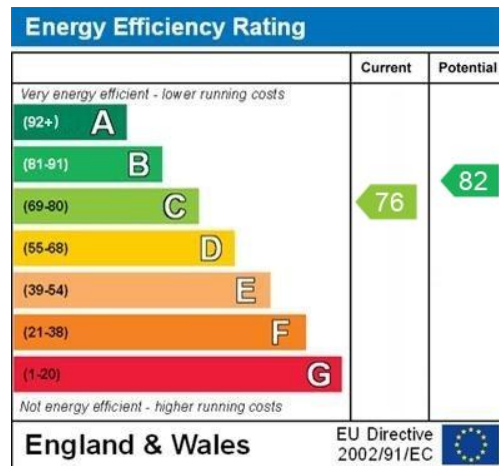
THE CRESCENT, LLANDAFF, CARDIFF CF5 2DL



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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