

ROOKWOOD CLOSE  
LLANDAFF  
CARDIFF CF5 2NR

ASKING PRICE OF

**£189,950**



TOP FLOOR APARTMENT



**2**



**2**



**2**



**1**

**\*CHAIN FREE, TOP FLOOR APARTMENT IN LLANDAFF\*** MGY are delighted to bring to market this well presented, two-bedroom apartment situated on the much-favoured Rookwood Close in Llandaff. The accommodation briefly comprises entrance hallway, lounge, kitchen/diner, two double bedrooms with master ensuite and bathroom. The property further benefits from having gas central heating and double glazing throughout.

**\*Viewing highly recommended\***

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 786 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via front door leading from communal hallway. Parquet block flooring. Pendant light fitting. Doors to all rooms. Radiator.

#### **LOUNGE**

Continuation of parquet flooring. Pendant light fittings with additional wall lighting. Double glazed uPVC window. Radiators. Electric fire. Power points. TV and telephone point.

#### **KITCHEN/DINER**

Tiled flooring. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating electric hob with extractor above and oven beneath and 1.5 stainless steel sink and drainer with mixer tap over. Space for washing machine and fridge/freezer. Spotlights and pendant light fitting. Power points. Double glazed uPVC window. Radiator. Wall mounted boiler.

#### **BEDROOM ONE**

Carpet to floor. Double glazed uPVC window. Pendant light fitting. Radiator. Power points. Door to ensuite.

#### **ENSUITE**

Tiled flooring. WC. Wall mounted wash hand basin with mixer taps over. Obscure double glazed uPVC window. Walk in shower cubicle with mains powered shower over. Extractor. Shaver point.

#### **BEDROOM TWO**

Carpet to floor. Double glazed uPVC window. Pendant light fitting. Power points. Radiator. Fitted wardrobes.

#### **BATHROOM**

Tiled flooring. Spotlights. WC. Wash hand basin with mixer taps over. Walk in shower cubicle with mains powered shower over. Extractor. Double glazed uPVC window.

#### **TENURE**

The property is sold with a share of the freehold. There is a service charge of approx. £105 per annum and NO ground rent.



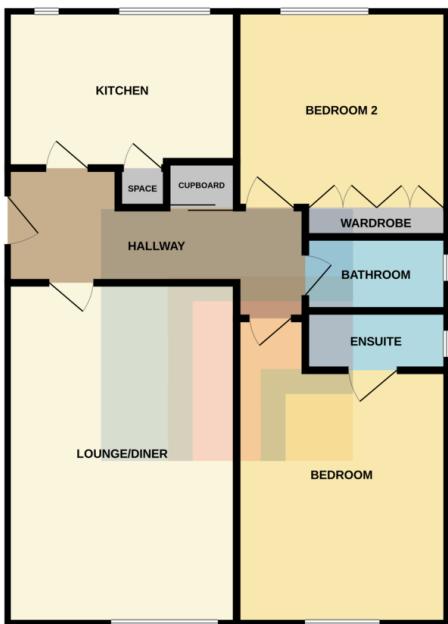
**M G Y . C O . U K**

# ROOKWOOD CLOSE, LLANDAFF, CARDIFF CF5 2NR

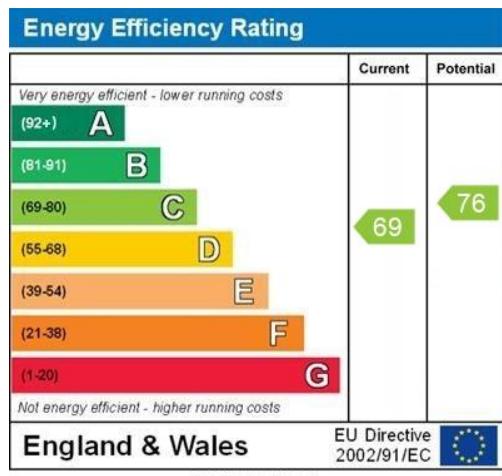


# ROOKWOOD CLOSE, LLANDAFF, CARDIFF CF5 2NR

## TOP FLOOR



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 mis-statement. This plan is for guidance only and should be used as such 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.  
Made with Metrobox (©2026)



PONTCANNA 02920 397152

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

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/Lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.



MGY.CO.UK