

# Flat 4 Desraeli House, Gabalfa Road, Cardiff, CF14 2JH

Asking Price Of

**£210,000**



Estate Agents and  
Chartered Surveyors



Apartment

2

2

2

1

# Property Description

Situated in the heart of Llandaff North this two double bedroom first floor unique apartment is a MUST SEE. Within walking distance to a range of amenities. Offering an abundance of space throughout the apartment accommodation comprising; communal hallway for flat four and flat five only, entrance hall, lounge with open plan kitchen and dining room over looking the front of the building, bedroom one with en suite shower room, bedroom two and the bathroom. The property further benefits from built in allocated storage, bike storage and bin storage. All can be seen upon viewings.

Lease Length - 115 years remaining  
Service Charge - £800  
Ground Rent - £250

Tenure Leasehold

Council Tax Band D

Floor Area Approx 812 sq ft

Viewing Arrangements  
Strictly by appointment

## LOCATION

Llandaff North is quite a small and quiet residential area which is served by a number of village shops, including cafes, a pharmacy, public houses and much more. The river Taff is near by separating Llandaff North from Llandaff. Hailey Park is situated in Llandaff North with playing fields, tennis courts and two children's playgrounds. Regular bus and train services to the city centre and beyond. Well regarded schools of all levels nearby.

## COMMUNAL HALL

Communal Hall with access to flats four and flat five. Smooth walls and ceiling and carpeted flooring. Staircase leading to all floors. Single storage cupboard offering ideal storage for flat four and flat five only.

## HALL

Smooth walls and ceilings with spot lighting finished with carpeted flooring. Single storage cupboard housing water tank with additional shelving for storage.

## LOUNGE/ KITCHEN/ DINING ROOM

26' 6" x 17' 8" (8.09 max m x 5.39 max m)

Lounge- Smooth walls and ceiling with

spot lighting, finished with carpeted flooring. Space for living and dining room furniture. Upvc double glazed windows to front.

Kitchen - Fitted with a range of white matte base and eye level units with worktops over. Built in oven, induction hob and cooker hood over. Integral under counter fridge and separate freezer plus integral slim line dishwasher. Integral washer/dryer. Built in breakfast bar with seating for three with an inset stainless steel sink unit plus drainer. Tile effect splash back with smooth walls and ceilings, spot lighting finished with vinyl flooring.

## BEDROOM ONE

14' 4" x 10' 10" (4.37 m x 3.31 m)

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Upvc double glazed window to side x2. Door leading to en suite.

## EN SUITE

7' 2" x 8' 1" (2.20 m x 2.47 m)

Fitted with a modern three piece suite comprising a walk in double shower with glass shower screen, WC and wash hand basin. Tiled splash back with smooth walls and ceilings, spot

lighting finished with tiled flooring. Upvc double glazed obscure window to side.

## BEDROOM TWO

10' 6" x 9' 3" (3.21 m x 2.84 m)

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Upvc double glazed window to rear. Single storage cupboard with fitted shelving.

## BATHROOM

7' 4" x 8' 3" (2.26 m x 2.52 m)

Fitted with a modern three piece suite comprising bath with shower over and glass shower screen, WC and wash hand basin. Tiled splash back with smooth walls and ceilings, spot lighting finished with tiled flooring.

## STORAGE CUPBOARD

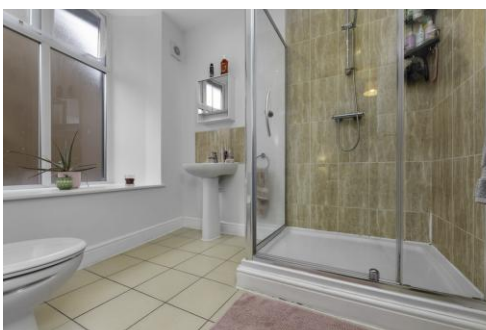
8' 8" x 2' 9" (2.65 m x 0.86m)

Situated within the entrance hallway - For uses of flat four and flat five only. Communal storage cupboard ideal for storage any household items.

## BIKE STORE

Accessed externally with space for all residence to storage road bikes.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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