



£180,000

Howard Court, Pontypridd Road

Apartment | 2 Bedrooms

01446 488288

botham
williams

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Step Inside

Key Features

- No onward chain
- Two Bedrooms
- Ground Floor
- Garage and Parking
- West End Location
- Spacious Living Room with space for Dining Area

Property Description

Botham Williams are excited to share this ground floor apartment being sold with no onward chain. This delightful apartment boasts a shared entrance, a welcoming entrance hallway, a generously sized living room, two charming bedrooms, a well equipped kitchen and a bathroom. Enjoy year-round comfort with UPVC double glazing and efficient gas central heating. Conveniently located at the front of the building. The apartment also comes with a garage directly below, and an extra storage shed.

Main Particulars

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This property is a fantastic option for first-time buyers or those downsizing.

One of the real benefits of this house is its location and access to green space. It is set on the edge of Porthkerry Country Park, which the garden backs onto, The Knapp is a stones-throw away, as is Romilly Park and Barry Island. It is the perfect area for families or those who love the outdoors. The area is easily commutable for Cardiff, especially with two train stations within walking distance. The area is also well equipped for schools and is catchment for Romilly Primary School and Whitmore High. The area also has lots of local amenities right on the doorstep with Park Crescent a few streets away.

Communal Entrance

Welcoming doors open to the communal entrance and lead to the internal front door of the apartment. There is also access to the the rear car park. Enjoy the ease and comfort of UPVC double glazing, providing a cosy atmosphere throughout.

Hallway

There is a wooden door opening to the entrance hallway. There is carpet, a radiator, a storage cupboard and access to all rooms.

Living Room 5.33m Max x 3.71m

A great size room situated at the front of the property and with a UPVC window looking out onto greenery and Pontypridd Road. There is a good size storage cupboard , wall mounted radiator and space for a dining table.

Kitchen 2.87m x 2.77m

A recently modernised kitchen with a UPVC double glazed window overlooking the rear elevation. The Kitchen comprises of base units with laminate worktops. There is an integrated gas oven, gas hob and wall mounted extractor fan. There is space for tall fridge/freezer and space for a washing machine. The boiler is housed in a cupboard. The floor is tiled and there is a serving hatch.

Master Bedroom - 4.01m x 3.81m

Located at the front of the property, this room has UPVC double glazed window overlooking views across the green space and established shrubbery. There is carpet and a radiator.

Bedroom Two - 2.87m x 2.77m

Situated at the rear of the property. This room has a UPVC double glazed window overlooking the rear elevation. There is carpet and a radiator.

Bathroom

The bathroom is bright and airy and has a W.C, wash hand basin, bidet, double shower cubicle and a chrome radiator. There are splash back tiles, a tiled floor and a double glazed window to rear.

Garage 5.97m Max x 3.68m Max

Situated directly below the apartment. The garage has an electric door, power points and an additional storage.

Service charges and ground rent equate to approximately £213 per month, however please do ensure this is checked with your conveyancer.



Telephone: 01446 488288



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