

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



QUEENS ROAD

QUEENS ROAD

, CF64 1DL - £200,000

Town center location and benefitting from own private entrance, large garden flat located on the lower ground floor. Boasting 3 large double bedrooms. Benefitting from a 189 year lease from 1999 and a rear courtyard garden plus superb water view over the lake to Cardiff Bay. Briefly comprising entrance hall, spacious living room, modern fitted kitchen - built in oven hob & hood, utility room, 3 genuine double bedrooms and modern bathroom - shower. Complimented with upvc double glazing and gas central heating - combination boiler. Viewing highly recommended to appreciate the size.

 3 bedroom(s)  1 bathroom(s)  865.00 sq ft

ENTRANCE HALL

Own entrance with upvc door, access to all rooms, triple airing/cloaks cupboard.

LOUNGE

4.98m max x 3.30m (16'4" max x 10'10")
Spacious living room, TV point.

KITCHEN

2.67m x 2.57m (8'9" x 8'5")
Fitted with modern wall and base units with round edge worktop and inset one & half bowl stainless steel sink & drainer with mixer tap and tiled splash backs, tiled floor, window to rear offering a superb water view, built in oven, hob & hood, space for fridge/freezer plus other white goods.

UTILITY ROOM

2.13m x 2.01m (7' x 6'7")
Round edge worktop, plumbed for washing machine plus space for tumble drier, window to rear and door into the garden.

BEDROOM 1

3.84m max x 3.35m (12'7" max x 11')
Double bedroom, currently used as a sitting room, window to front, TV point.

BEDROOM 2

3.99m max x 3.25m (13'1" max x 10'8")
Double bedroom, window to front, TV point.

BEDROOM 3

3.28m x 3.25m (10'9" x 10'8")
Double bedroom, window to rear, built in cupboard with gas combination boiler.

BATHROOM

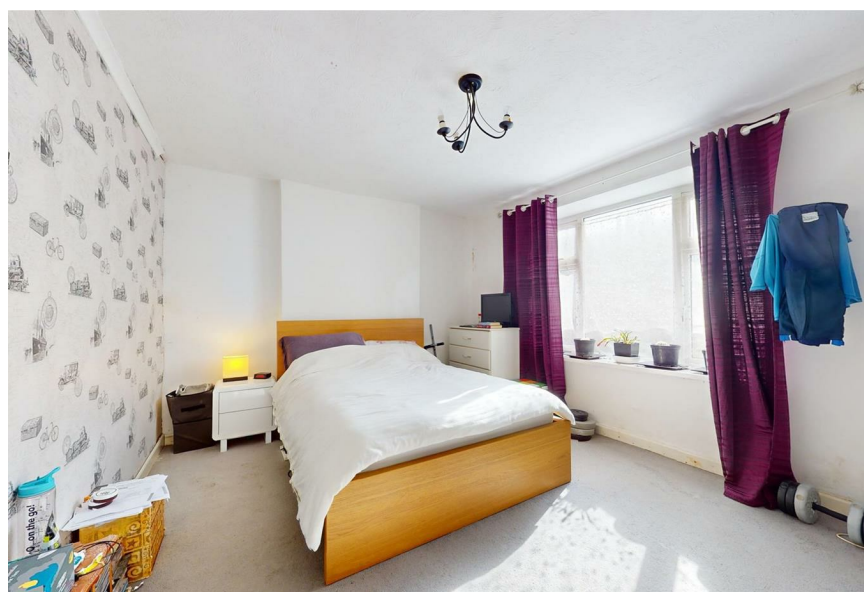
Modern white suite comprising a panel bath with independent shower over, pedestal wash hand basin and close coupled wc, fully tiled and tiled floor, window to rear, extractor fan.


GARDEN

Enclosed rear courtyard garden - fenced with side gate, wooden garden shed, outside tap.

INFORMATION

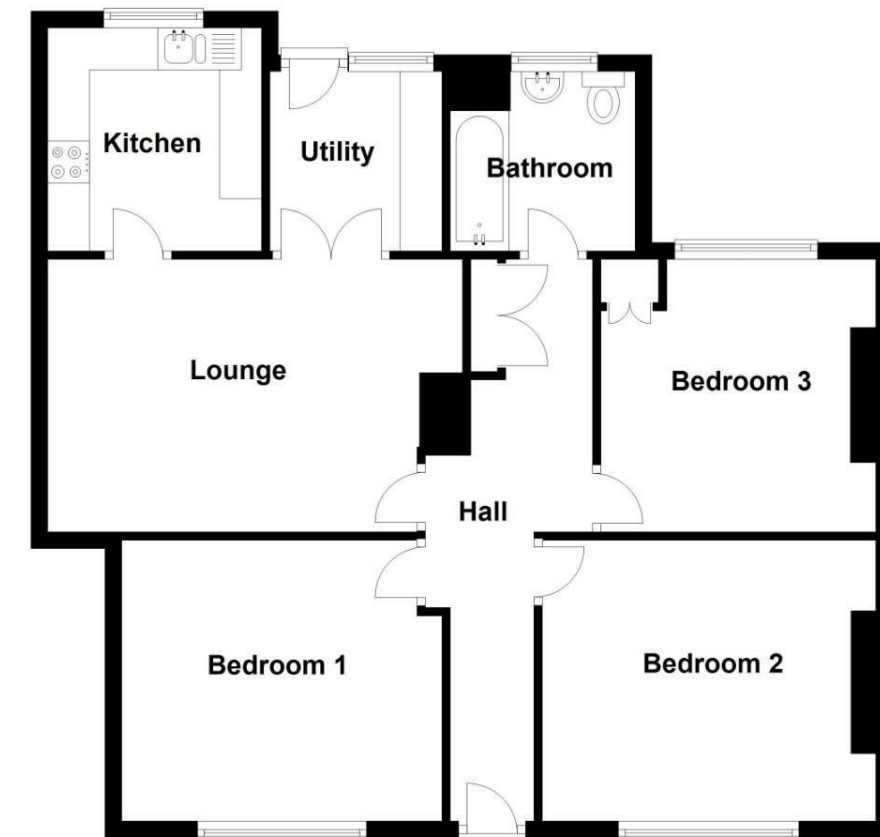
With a 189 year lease from 18-06-1999 therefore with 164 years remaining. Service charge of £275.00 per annum. Peppercorn ground rent.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	79
	EU Directive 2002/91/EC 	

Lower Ground Floor

Approx. 80.4 sq. metres (865.8 sq. feet)



Total area: approx. 80.4 sq. metres (865.8 sq. feet)