

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



LLWYN PASSAT

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, CF64 1SE - £175,000

Presented for sale with no on-going chain and found in excellent order. Spacious apartment situated on the ground floor. Benefitting from intercom entry and an allocated parking space. Within the Marina are excellent eateries including 2 award winning restaurants, pub/restaurant and well regarded café. Briefly comprising a communal entrance, hall, generous lounge with 2 arched windows, fitted kitchen - appliances, spacious double bedroom and stylishly appointed shower room. Complimented with gas central heating - combination boiler and double glazing. Viewing highly recommended.

 1 bedroom(s)  1 bathroom(s)  501.00 sq ft

COMMUNAL ENTRANCE

Entry via security intercom

HALL

With deep airing cupboard - small radiator and separate cloaks cupboard, intercom entry phone.

LOUNGE

4.85m x 3.91m (15'11" x 12'10")

Spacious living room 2 arched windows to the rear, TV point, telephone point, dado rail.

KITCHEN

2.77m x 2.11m (9'1" x 6'11")

Fitted with a range of wall and base units with round edge worktop including an inset one & half bowl sink & drainer with mixer tap and tiled splash backs, built in gas cooker & cooker hood, space for fridge/freezer, plumbed for washing machine, concealed gas combination boiler, window to front.

BEDROOM

3.94m x 2.64m (12'11" x 8'8")

Generous double bedroom, window to front.

SHOWER ROOM

Spacious room with triple shower area and glass screen, vanity wash hand basin and close coupled wc, tiled surround and tiled floor, extractor fan, light/shaver point.

OUTSIDE


Communal well tended grounds with lawned areas and shrub borders, allocated parking space.

INFORMATION

This property has a lease of 125 years from 01-06-1997 therefore with 99 years remaining. A ground rent of £77.50 with service charge paid half yearly 6 month period Dec 23-May 24 - £557.88

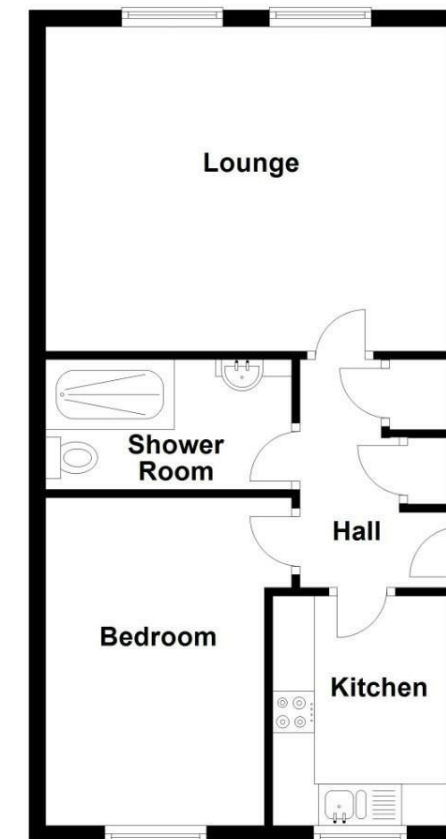
Council Banding D - £2,003.04 2024-2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Ground Floor
Approx. 46.5 sq. metres (501.0 sq. feet)



Total area: approx. 46.5 sq. metres (501.0 sq. feet)