

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

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GLEBE STREET

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, CF64 1EF - £139,500

Spacious ground floor converted flat located close to the heart of the town centre. Newly renovated to a high standard and for sale with vacant possession and no ongoing chain. To include a state of the art heat recovery ventilation system, newly fitted modern kitchen and newly fitted stylish shower room. Complimented with electric heating, double glazing and an intercom entry system. Briefly comprising a communal entrance, impressively large lounge and dining room, utility closet with washer/drier, modern kitchen - built in oven, induction hood and hob and a double bedroom with en suite shower room off. Viewing highly recommended.

1 bedroom(s) 1 bathroom(s) 807.00 sq ft

ENTRANCE HALL Shared with the first floor flat.

LOUNGE DINING ROOM 6.39 x 4.75 (20'11" x 15'7") A very spacious living room with a large double glazed window to the front elevation. Wall mounted electric room heater. Storage cupboard.

UTILITY CLOSET Plumbed and housing a washer/drier with additional storage.

KITCHEN 2.42 x 2.53 (7'11" x 8'3") Newly fitted contemporary white units - laminate worktop and inset one & half bowl sink & drainer with mixer tap plus instant hot water, under lighting & soft close doors & drawer, space for fridge/freezer, plumbed for dishwasher, built in oven, induction hob & cooker hood, extractor fan.

BEDROOM 4.74 x 3.01 (15'6" x 9'10") A good size bedroom with fitted shelving and hanging space, wall mounted electric room heater, two roof windows, cupboard housing electric water heating system, state of the art heat recovery ventilation system housed in the cupboard with 2 vents in the room.

SHOWER ROOM 1.83 x 2.42 (6'0" x 7'11") Stylishly appointed modern white suite comprising a double enclosure - glass sliding doors & electric shower, vanity wash hand basin with instant hot water and close coupled wc, heated chrome towel rail, extractor fan.

INFORMATION We believe the property to be leasehold with a 99 year lease from 02-10-2019 therefore with 90 years remaining. Ground rent of £150.00 per annum and an annual service charge of £50.00 per annum. Council Banding - Band B £1,652.01 (2025-2026)



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		EU Directive 2002/91/EC

