

# Pant-y-celyn Road, Llandough, Penarth, CF64 2PF



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£225,000**



Ground Floor Flat



# Property Description

**\*\* TWO BEDROOM APARTMENT \*\* WITH GARDEN & GARAGE \*\*** An opportunity to purchase a spacious two bedroom ground floor apartment with garden in Llandough. The property has a porch plus storage cupboard, lounge, kitchen, two bedrooms, modern shower room. Externally is a good size garden and single garage. EPC: C

Tenure Leasehold

Council Tax Band C

Floor Area Approx TBC

Viewing Arrangements  
Strictly by appointment

## LOCATION

Located in a very sought after quiet location with schools, bus stops, and Cardiff Bay close by. If you work in Llandough Hospital the property could not be better as the hospital is two minutes away. The train station is a ten minute away and there are fabulous road routes taking you to Cardiff City and beyond.

## PORCH

Sliding doors lead into this good size porch which has a large storage cupboard. A door leads of from this to the inner hallway of the apartment.

## HALLWAY

Welcoming hallway with doors off to all rooms and a spacious storage cupboard.

## LIVING/DINING ROOM

13' 5" x 12' 5" (4.1m x 3.8m)

Perfect room located to the front of the

property. The room is very large and would easily fit a good size table and chairs plus a three piece suite.

## KITCHEN

10' 2" x 7' 6" (3.1m x 2.3m)

Well appointed kitchen with a good range of base and wall units. There is also ample space for all the essential kitchen appliances. A large window gives you wonderful views out over the rear garden.

## BEDROOM ONE

9' 10" x 13' 5" (3.0m x 4.1m)

Overlooking the rear garden is this great size bedroom. There is plenty of space for a large bed as well as a dressing area.

## BEDROOM TWO

7' 10" x 14' 9" (2.4m x 4.5m)

Great spare room which is perfect as a nursery or as a home office.

## SHOWER ROOM

5' 10" x 6' 10" (1.8m x 2.1m)

Fitted shower plus a modern white sink and low level WC. The floor is fully tiled and the wall has modern plastic cladding.

## GARAGE

Single up and over garage located within a row of garages.

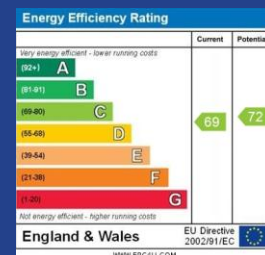
## LEASE DETAILS

132 years remaining from 30th September 2014.

Structure insurance £50 per year

Ground rent £50 June & December

Buildings insurance £209.70



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