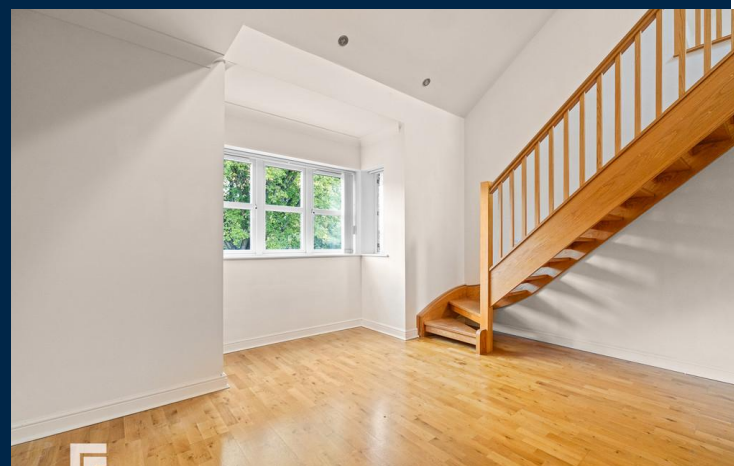




BROOKLANDS
MILLBROOK ROAD
DINAS POWYS CF64 4BF

ASKING PRICE OF
£275,000



TWO BEDROOM APARTMENT



2



2



2



1

****FIRST FLOOR APARTMENT WITH MEZZANINE* NO CHAIN**** Situated close to the Village this modern apartment offers hallway, lounge diner, fitted kitchen, primary bedroom with en-suite, second bedroom, large mezzanine and bathroom. The unique property has the benefit of double glazing throughout, gas central heating, allocated parking space, visitor parking and beautifully presented communal gardens. EPC Rating C.

TENURE: LEASEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 978 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

COMMUNAL ENTRANCE

Entrance porch entered via double glazed communal front door with video telecom entry system. Door into inner hallway with stairs to all floors. Communal lighting.

APARTMENT 5

Glazed door into porch with double glazed window to side and main front door into apartment no. 5. Sensor light.

HALLWAY

Oak wood flooring. Radiator. Video telecom entry system. Open to lounge/diner with doors to kitchen, two double bedrooms and bathroom. Spotlights.

LOUNGE/DINER

13' 1" x 12' 2" (3.99m x 3.71m)
uPVC double glazed bay windows to front aspect with pleasant outlook. Ample natural daylight and high ceiling. Oak wood flooring. Radiator. Open tread oak wood staircase to mezzanine floor. Spotlights.

KITCHEN

8' 5" x 6' 5" (2.59m x 1.97m)
Separate kitchen. uPVC double glazed window to side. The kitchen is fitted with base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Fitted electric oven with four ring gas hob and extractor hood over. Integrated fridge/freezer and washer/dryer. Tiled splash backs and flooring. Wall mounted gas central heating Combi boiler. Radiator. Extractor fan. Spotlights.

MEZZANINE FLOOR

18' 10" x 17' 9" (5.75m x 5.42m)
Large mezzanine. An ideal secondary reception room or a third bedroom with feature vaulted ceiling. Two double glazed velux windows to rear. Ample natural daylight. Storage into eaves. Carpeted flooring. Radiator. Spotlights.

MASTER BEDROOM

18' 10" x 8' 5" (5.75m x 2.59m)
uPVC double glazed windows to front. Radiator. Carpeted flooring. Fitted double wardrobe with sliding doors. Door to en-suite.

EN-SUITE

8' 0" x 4' 3" (2.45m x 1.32m)
Fitted with low level WC, pedestal wash hand basin and fitted shower cubicle. Fully tiled walls and floor. Spotlights. Extractor fan. Ladder radiator.

BEDROOM TWO

9' 8" x 8' 6" (2.97m x 2.60m)
uPVC double glazed windows to rear. Double bedroom. Radiator. Carpeted Flooring.

BATHROOM

7' 4" x 6' 11" (2.25m x 2.13m)
A three piece suite to include low level WC, pedestal wash hand basin, fitted shower cubicle with glass screen and panelled bath. Fully tiled walls and floor. Extractor fan. Ladder radiator.

OUTSIDE

Allocated parking for one vehicle and visitors spaces. Beautifully presented communal gardens to front, side and rear mainly laid to lawn with mature hedges and trees, and shrub borders. Boundary wall and fence.

LEASE DETAILS

MGY are advised that the property is leasehold, with a term of 999 years from 2005. Service charges of £2,024 per annum, which includes buildings insurance, video entry intercom system, maintenance of internal and external communal areas/gardens, window cleaning of communal areas and apartment, allocated parking space, visitor parking and two disabled parking bays. No ground rent. This property is on a water meter.

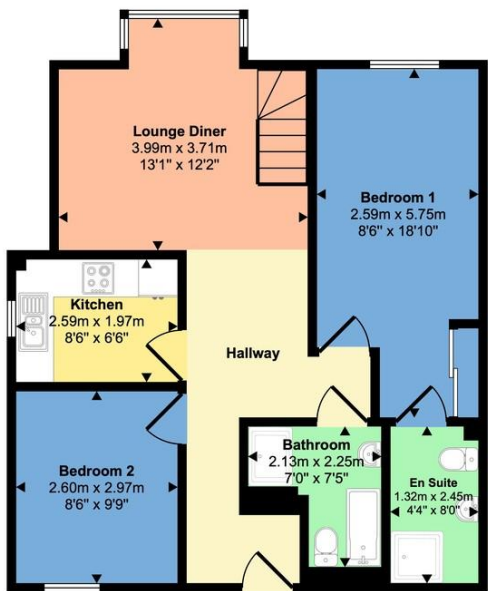


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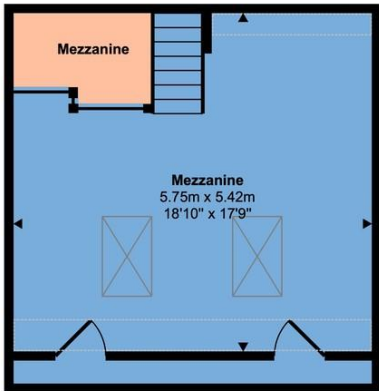


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Approx Gross Internal Area
91 sq m / 978 sq ft



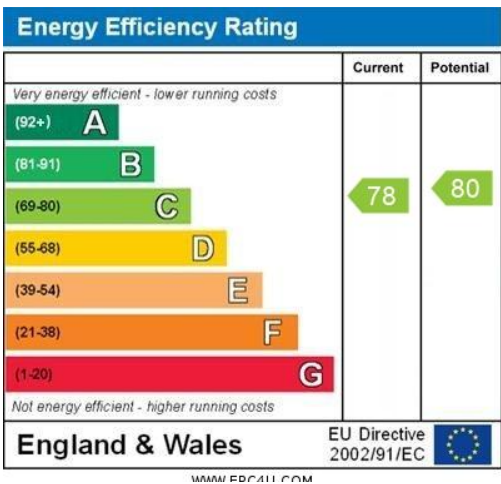
Ground Floor
Approx 60 sq m / 646 sq ft



First Floor
Approx 31 sq m / 332 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



PENARTH 029 2047 5191

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