



PANT-Y-CELYN ROAD
LLANDOUGH
PENARTH CF64 2PF

ASKING PRICE OF
£199,950



TWO BEDROOM APARTMENT



2



1



1



1

****TWO BEDROOM APARTMENT WITH GARDEN & GARAGE*** IMMACULATLY PRESENTED** MGY are pleased to present for sale a superb two bedroom ground floor apartment situated in the popular location, Llandough. The accommodation briefly comprises porch, entrance hallway, lounge, kitchen, two bedrooms and modern shower room. The property further benefits from a good sized rear garden, single garage, and gas central heating and double glazing throughout. *Viewing highly recommended*

LOCATION

This superb apartment is located in a very sought after quiet location within close proximity to Cardiff Bay, schools and great transport links. Llandough Hospital is also close by. Llandough train station is within walking distance and fabulous road routes taking you to Cardiff City and beyond.

ENTRANCE PORCH

Entered via sliding glass doors to entrance porch. Two large storage cupboards. Additional door leading to entrance hall with carpeted flooring and a third storage cupboard.

LIVING/DINING ROOM

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

Laminate flooring. Wall mounted electric fire. Double glazed uPVC window to side aspect. Pendant light fitting. Power points. TV and telephone point. Radiator.

KITCHEN

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

Vinyl flooring. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with hot and cold tap over and four ring gas hob with extractor above and oven beneath. Tiled splashback. Space for appliances such as washing machine and fridge/freezer. Power points. Wall mounted boiler. Double glazed uPVC window to side aspect.

MASTER BEDROOM

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

Carpet to floor. Double glazed uPVC window to rear aspect. Pendant light fitting. Power points. Radiator.

TENURE: LEASEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 710 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BEDROOM TWO

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

Double bedroom. Carpet to floor. Double glazed uPVC window to front aspect. Power points. Pendant light fitting. Radiator.

BATHROOM

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

Tiled flooring and partially walls. WC. Vanity wash hand basin with mixer tap over and storage beneath. Panelled bath with mixer tap over and mains powered shower above. Extractor. Obscure double glazed uPVC window to side aspect.

GARAGE

Single garage with roller door.

GARDEN

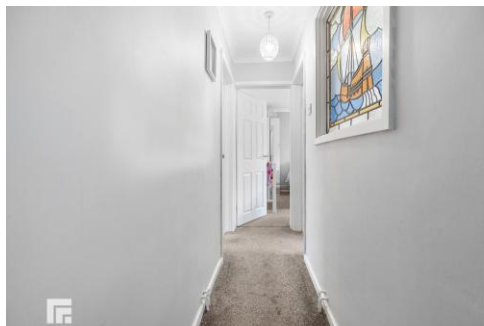
Landscaped south facing garden. Laid to patio. Artificial lawn area. Wall and fence border. Outside tap.

TENURE

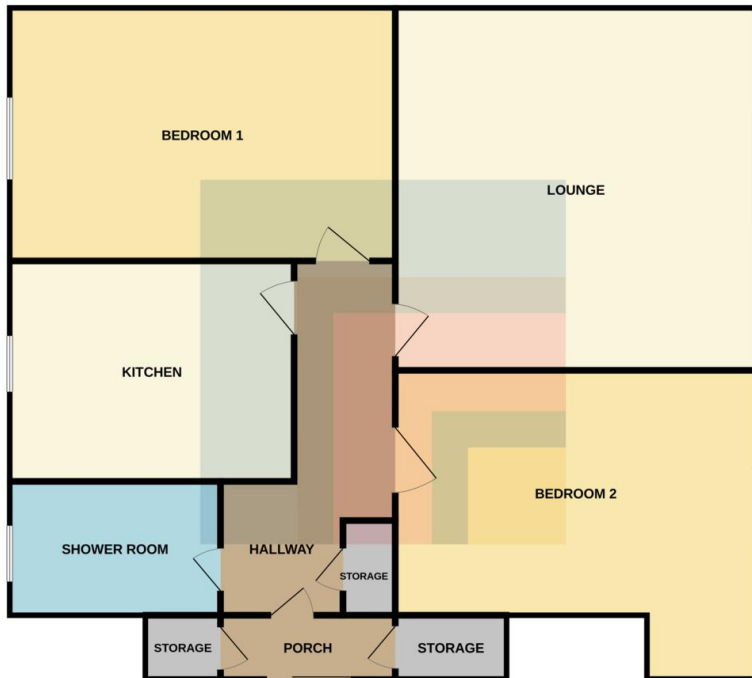
MGY are advised that this property is leasehold with a term of 136 years from 2019. Building insurance £247.11 per annum. No service charges or ground rent.



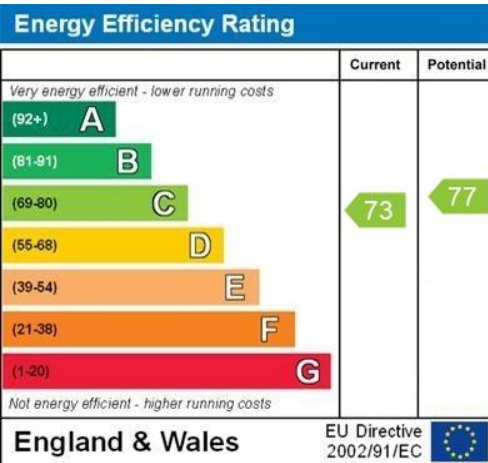
PANT-Y-CELYN ROAD, LLANDOUGH, PENARTH CF64 2PF



PANT-Y-CELYN ROAD, LLANDOUGH, PENARTH CF64 2PF



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Hectagor C2025



WWW.FBC411.COM

PENARTH 029 2047 5191

17 Glebe Street, Penarth, Vale of Glamorgan,
CF64 1ED



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

MGY.CO.UK