



West Lee, CARDIFF CF11 9DR

welcome to

West Lee, CARDIFF

This fantastic two-bedroom duplex flat with south-facing views is located on the top floor on the highly sought-after West Lee development. A wonderfully bright flat with a double aspect, it occupies a favourable position within minutes of the city-centre & Sophia Gardens.

Entrance Hall

Accessed via composite front door with obscured glass panels into entrance hall with stairs to first floor, two built in store cupboards, telephone entry system and radiator. Doors to bedrooms and shower room.

Bedroom One

11' 4" x 9' 7" (3.45m x 2.92m)

Double glazed window to rear, power points, fitted wardrobe.

Bedroom Two

11' 3" x 5' 4" (3.43m x 1.63m)

Double glazed window to rear, power points.

Shower Room

Fitted three piece suite comprising a low level w.c with concealed cistern, ceramic bowl wash hand basin set into vanity unit and walk in cubicle with electric shower. Radiator and obscured double glazed window to front.

First Floor Hall

Double glazed window to front, telephone entry system, built in store cupboard, power points and doors to living room and kitchen.

Living Room

16' 1" x 11' 3" (4.90m x 3.43m)

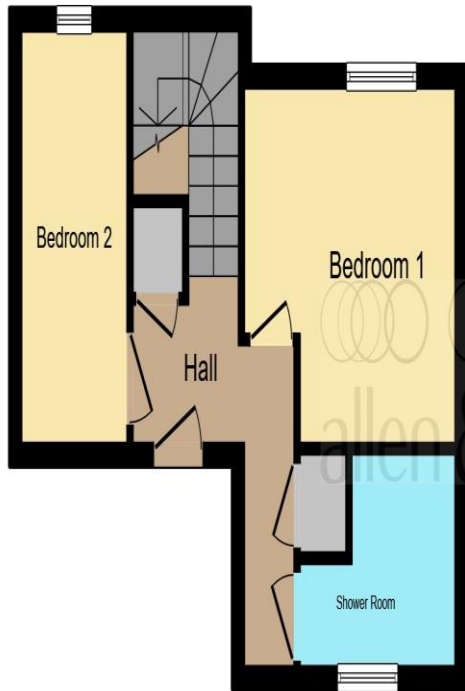
Double glazed window to front with superb views across the city, space for living and dining furniture, loft hatch, TV point, telephone point, radiator and power points.

Kitchen

11' 3" x 5' 2" (3.43m x 1.57m)

Fitted kitchen with white 'high gloss' wall cupboards and base units with laminate wood effect worktops

over. Sink unit with mixer tap and drainer. Space for cooker, washing machine, tumble drier and fridge freezer. Fully tiled walls, power points, wall mounted 'combi' boiler, radiator and double glazed window to rear.

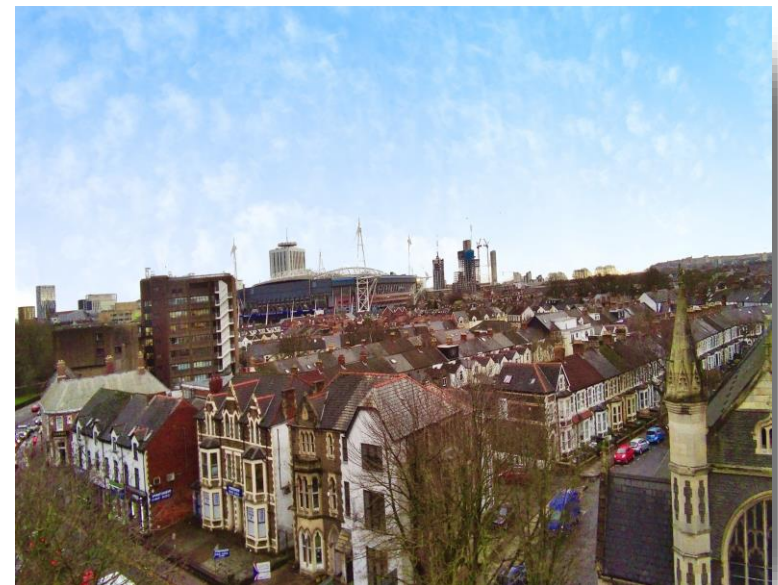


Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to

West Lee, CARDIFF

- Extremely Rare to Market
- Top Floor Duplex Maisonette
- Generous Sized South Facing Living Room
- Spectacular Views to the City Centre
- Two Bedrooms & Shower Room

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Nov 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£170,000



view this property online allenandharris.co.uk/Property/CTN109002



Property Ref:
CTN109002 - 0005

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