

Cardiff Road, Llandaff Cardiff CF5 2FF



welcome to

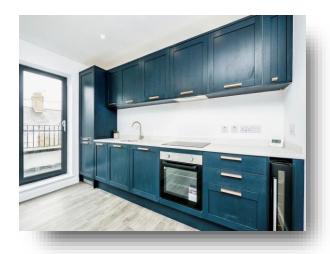
Cardiff Road, Llandaff Cardiff

LAST 2 REMAINING! Beautiful two-bedroom Penthouse apartment. This impressive property benefits from a luxury fitted kitchen, a stunning bathroom and a private access balcony with great views. It is a short walk to local shops and schools in the Llandaff area. Please call us to arrange a viewing!













Entrance Hall

Door to hallway, Stairs to main living room.

Landing

Double glazed windows to side, Storage cupboard, Two radiators, Doors to bedroom 1,2,3 and bathroom

Cloakroom

Heated towel rail, Wash basin, Vanity unit, WC, Extractor fan, Two obscured double glazed windows

Open Plan Living Area

21' 5" x 17' 6" (6.53m x 5.33m)

Open plan, Storage door, Fitted wall and base unit, two mounted gas radiators.

Appliances; fridge/freezer, dishwasher, washer/dryer. electric hob, electric hood, oven, microwave and wine cooler

1 1/2 sink, Quartz work top, Kitchen island - Quartz work top, Breakfast bar , Built in unit, Electric radiator

Bedroom 1

8' 9" x 11' 5" (2.67m x 3.48m)

Double glazed sliding door to front, gas radiator, door to dressing room.

Bedroom 2

13' 5" x 7' 2" (4.09m x 2.18m) Double glazed window to side, gas radiator.

En Suite

5' 7" x 7' 2" (1.70m x 2.18m) gas radiator.

Bedroom 3

8' 9" x 9' 7" (2.67m x 2.92m) L shaped room, Obscured double glazed window to rear, Sky light, Electric radiator

Bathroom

7' 5" x 5' 4" (2.26m x 1.63m) WC, Wash basin, Paneled bath - mixer tap and shower head, Tiled floor, Partially tiled wall, Obscured double glazed window to rear

Garden

Enclosed courtyard, Mostly paved raised patio - enclosed with wall, Gate to car park





Cardiff Road, Llandaff Cardiff

- Last two remaining. OPEN FOR VIEWING NOW!
- Stunning luxury kitchen with the latest appliances
- Private outdoor balcony
- Impressive two-bedroom Penthouse In Llandaff
- Secure gated parking space

Tenure: Leasehold EPC Rating: Exempt

£300,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP106783

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref: CRP106783 - 0023 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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