



**Landmark Place, Cardiff CF10 2HT**

**welcome to**

**Landmark Place, Cardiff**

Surrounded by a bustling city centre, this property not only benefits for the local amenities but the breathtaking views of the city from its very own private balcony. Being located in the city centre, all transport links within and out of the city are right on your doorstep.



### **Entrance Hall**

21' 4" max x 10' 2" max ( 6.50m max x 3.10m max )  
Doors to two storage cupboards and doors to all rooms.

### **Open Plan Lounge & Kitchen**

26' 4" max x 19' 5" max ( 8.03m max x 5.92m max )  
Two radiators, TV and electric point, inset lights, the kitchen is fitted with wall and base unit, integral fridge / freezer, dishwasher, oven and hob with extractor hood, double glazed windows to each side and front, with double glazed doors to balcony.

### **Bedroom One**

10' 3" max x 16' 6" max ( 3.12m max x 5.03m max )  
Built in wardrobe, double glazed window to side, electric radiator, TV and electric point and door to en suite.

### **En Suite**

6' 4" max x 8' 3" max ( 1.93m max x 2.51m max )  
Double shower cubical, wash hand basin, WC, heated towel rail, extractor fan, inset lights, ceramic tiled floor and partially tiled walls.

### **Bedroom Two**

13' 4" max x 10' 1" max ( 4.06m max x 3.07m max )  
Double glazed window to side and electric radiator.

### **Bathroom**

7' 4" max x 5' 7" max ( 2.24m max x 1.70m max )  
WC, wash hand basin, heated towel rail, ceramic tiled floor and partially tiled wall, feature mirror wall, extractor fan and paneled bath with mixer tap and shower head.

### **Communal Entrance**

Entered via secure intercom and fob system, lift to all floors. The main entrance has a concierge and the car park is entered via the main entrance with one allocated space.



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## Landmark Place, Cardiff

- Balcony with views of Cardiff
- Two spacious bedrooms, ensuite to the main bedroom
- Open plan living & dining area & kitchen
- Central Cardiff Location
- Excellent transport links

Tenure: Leasehold EPC Rating: C

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.

# £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRP107510 - 0014

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