



Dol Glaswg, Capel Llanilltern Cardiff CF5 6GJ


allen & harris

welcome to

Dol Glaswg, Capel Llanilltern Cardiff

Modern 2-bed apartment near Cardiff with scenic views. Features open plan living, en-suite, secure entry, communal areas, and allocated parking. Close to excellent schools, amenities and M4 access. Viewing highly recommended!



Entrance Hall

8' 6" max x 9' 6" max (2.59m max x 2.90m max)
Gas radiator, carpeted flooring and access to all rooms.

Kitchen / Lounge

19' 6" max x 9' 2" max (5.94m max x 2.79m max)
Large double glazed windows, gas radiator, integrated oven with hob & extractor fan, electric & Tv points, and sink with drying rack.

Bedroom One

12' 6" max x 8' 6" max (3.81m max x 2.59m max)
Large double glazed window to side, gas radiator, carpeted flooring, access to ensuite and electric point.

Ensuite

4' 4" max x 6' 7" max (1.32m max x 2.01m max)
Gas radiator, wash hand basin, WC, shower, and partially tiled walls.

Bedroom Two

11' 5" max x 8' 4" max (3.48m max x 2.54m max)
Large double glazed double aspect windows, offering lots of light, carpeted flooring, gas radiator and electric point.

Bathroom

5' 4" max x 6' 4" max (1.63m max x 1.93m max)
Partially tiled walls, WC, wash hand basin with vanity unit, bath and frosted double glazed window.



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welcome to

Dol Glaswg, Capel Llanilltern Cardiff

- Two Bedroom Top Floor Apartment
- Modern Build (2023)
- Open Plan Living
- Allocated Parking
- Viewing Comes Highly Recommended

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

offers over

£165,000



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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.



Property Ref:
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Please note the marker reflects the
postcode not the actual property



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