



**Cheriton House The Crescent, Llandaff Cardiff CF5 2DL**



**welcome to**

## **Cheriton House The Crescent, Llandaff Cardiff**

A beautifully presented two-bedroom first-floor apartment with no onward chain, ideally located between Llandaff and Pontcanna. This spacious home offers stylish living with a private balcony, modern interiors, and allocated parking, with excellent public transport links to Cardiff city centre.



### **Entrance Hall**

6' 2" max x 16' 8" max ( 1.88m max x 5.08m max )

Carpeted Floor, Intercom system, Access to all rooms,  
Gas radiator, Electric point

### **Lounge / Dining Room**

16' 1" max x 24' 9" max ( 4.90m max x 7.54m max )

Double glazed patio doors with access to balcony.  
Double glazed window to rear, Partially carpeted and  
partially laminated flooring. TV point, Electric point,  
Internet point, Electric fire place, Gas Radiator.

### **Kitchen**

10' 4" max x 7' 4" max ( 3.15m max x 2.24m max )

Tiled flooring, Partially tiled wall, Gas hob and oven,  
Extractor fan, Gas radiator, wall and base units,  
Double glazed window to rear, Plumbed for  
dishwasher and washing machine.

### **Bedroom One**

8' 9" max x 9' 5" max ( 2.67m max x 2.87m max )

Large double window overlooking communal  
garden, Built in wardrobe, Carpeted flooring, Electric  
points, Gas radiators.

### **Bedroom Two**

8' 3" max x 10' 5" max ( 2.51m max x 3.17m max )

Window overlooking communal gardens, Gas  
radiator, Carpeted flooring, Electric point

### **Bathroom**

8' 6" max x 5' 4" max ( 2.59m max x 1.63m max )

WC, Wash hand basin, Adapted shower, Tiled walls,  
Gas radiator



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- No Chain!
- Spacious Open-Plan Living
- Two Generous Double Bedrooms
- Private Balcony
- Allocated Parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 2400.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1985.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# **£200,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CRP107746 - 0006

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