



Piercefield Place, Roath Cardiff CF24 0LD

welcome to

Piercefield Place, Roath Cardiff

A GROUND FLOOR FLAT situated in the ideal location of ROATH within walking distance of local amenities and close to the City Centre with easy access to the A48/M4 access corridor. The property comprises entrance hall, lounge, fitted kitchen, two bedrooms, bathroom, basement and private rear garden.

Communal Entrance

Via door into:

Communal Hall

Access to the flat.

Entrance

Via door providing access to:

Hall

Radiator and access to rooms and basement.

Lounge

14' Max x 13' 9" Max (4.27m Max x 4.19m Max)

Double glazed bay window to front aspect, radiator and access to:

Kitchen

12' 6" x 11' 10" (3.81m x 3.61m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and oven with cooker hood, integrated dishwasher, breakfast bar, space for washing machine, spotlights, cupboard housing combi boiler and double glazed door providing access to rear garden.

Bedroom One

12' 1" x 9' 5" (3.68m x 2.87m)

Double glazed window to rear aspect, radiator, fitted cupboard and double glazed door providing access to rear garden.

Bedroom Two

12' 9" Max x 7' 10" Max (3.89m Max x 2.39m Max)

Double glazed tilt and turn window to side aspect, radiator and fitted cupboard.

Bathroom

Fitted with a three piece suite comprising bath with shower over, low level WC, wash hand basin, spotlights, heated towel rail, partially tiled walls and double glazed tilt and turn window to side aspect.

Basement

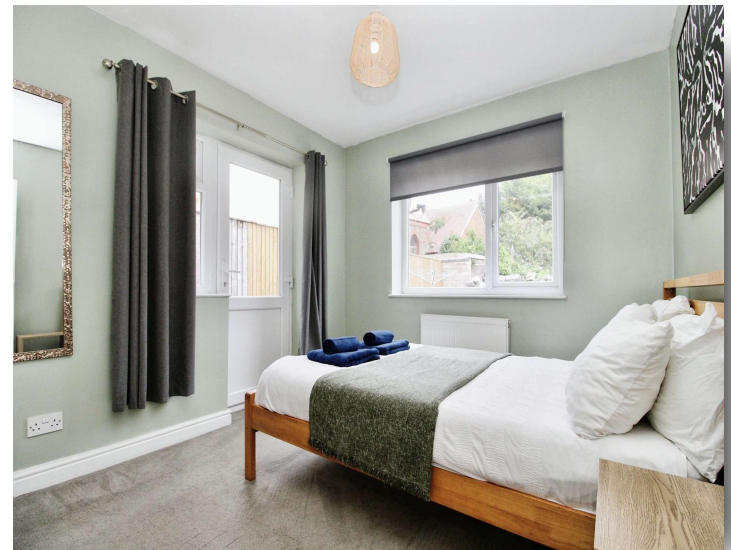
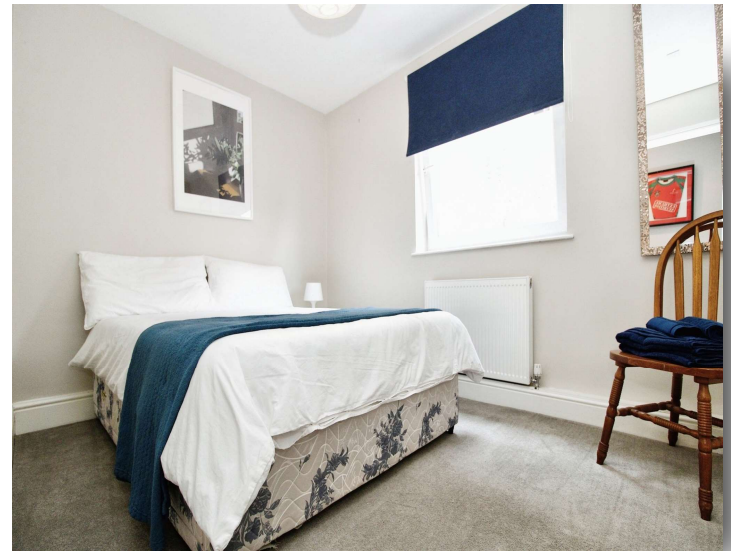
11' 6" x 8' 6" (3.51m x 2.59m)

Stone walls, concrete flooring and lighting.

Outside

Rear Garden

Mainly stone chipped.



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.

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Piercefield Place,
Roath Cardiff

- Ground Floor Flat
- Two Bedrooms
- Lounge
- Fitted Kitchen
- Bathroom
- Basement
- Gas Central Heating and Double Glazing

Tenure: Leasehold EPC Rating: C

offers in excess of

£200,000



view this property online allenandharris.co.uk/Property/ROA112446

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:
ROA112446 - 0004

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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