



**Rowsby Court, Pontprennau Cardiff CF23 8FG**

**welcome to**

## **Rowsby Court, Pontprennau Cardiff**

A FIRST FLOOR apartment positioned in the popular location of PONTPRENNAU and within a short drive to Cardiff Gate and A48/M4 access and is in close proximity to supermarkets and many local shops/amenities. The property briefly comprises hall, lounge, fitted kitchen, double bedroom and bathroom.

### **Communal Entrance**

Via door into:

### **Communal Hallway**

Stairs rising to apartment.

### **Entrance**

Via door into:

### **Hall**

Double glazed window to rear aspect, wall mounted heater, two built in storage cupboards, one housing a newly fitted electric immersion water heater and access to:

### **Lounge Area**

17' 3" x 12' 5" ( 5.26m x 3.78m )

Double glazed window to front aspect, double glazed French doors with Juliette balcony to front aspect, two wall mounted heaters and access to:

### **Kitchen Area**

7' 9" x 6' 7" ( 2.36m x 2.01m )

Fitted with a range of wall and base level units with complementary work surfaces over, stainless steel sink unit, integrated electric hob and oven with cooker hood, spaces for washing machine and fridge/freezer, vinyl tiled flooring and double glazed window to rear aspect.

### **Double Bedroom**

12' 4" x 9' ( 3.76m x 2.74m )

Double glazed window to front aspect, wall mounted heater and double fitted wardrobe.

### **Bathroom**

Newly fitted with a three piece suite comprising bath with shower over, low level WC, wash hand basin, partially tiled walls, electric warm air heater, extractor fan, four mirrored wall storage, vinyl tiled flooring and double glazed window to rear aspect.

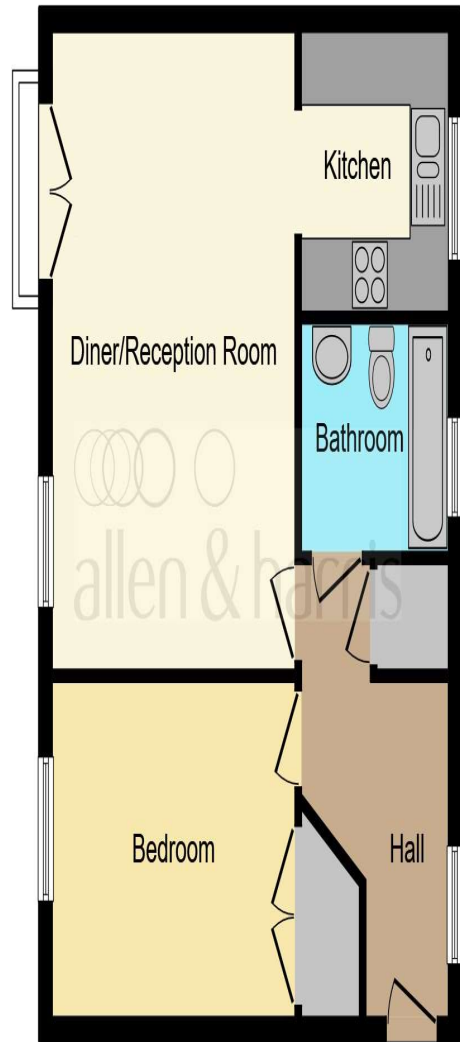
### **Outside**

#### **Allocated Parking**

The vendor has advised us that the property has an allocated parking space in the undercroft.

#### **Leasehold Information**

The vendor has advised that there is approx. 130 years left on the lease, the ground rent is approx. £150 per annum and the service charge is approx. £1242 per annum.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Rowsby Court,**  
**Pontprennau Cardiff**

- First Floor Apartment
- Double Bedroom
- Lounge Area
- Fitted Kitchen Area
- Bathroom

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Aug 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£145,000**



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Property Ref:  
ROA113012 - 0004

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