



**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 further benefits from double glazing and allocated parking. Viewing Recommended!

### **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, built in storage cupboard housing water tank, intercom and access to:

### **Lounge/ Dining Area**

22' 10" Max x 17' 5" Max ( 6.96m Max x 5.31m Max )  
Southerly facing aspect, two double glazed windows to front aspect, double glazed French doors with Juliette balcony to front aspect, two wall mounted heaters and access to:

### **Kitchen Area**

8' Max x 7' 5" Max ( 2.44m Max x 2.26m Max )  
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, spaces for washing machine and fridge, vinyl flooring and double glazed window to rear aspect.

### **Bedroom One (Double)**

12' 7" Max x 9' Max ( 3.84m Max x 2.74m Max )  
Double glazed window to front aspect, wall mounted heater and built in wardrobe.

### **Bedroom Two**

9' 5" x 7' 1" ( 2.87m x 2.16m )  
Double glazed window to front aspect and wall mounted heater.

### **Bathroom**

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, partially tiled walls, heated towel rail, extractor fan, vinyl flooring and double glazed window to rear aspect.

### **Outside**

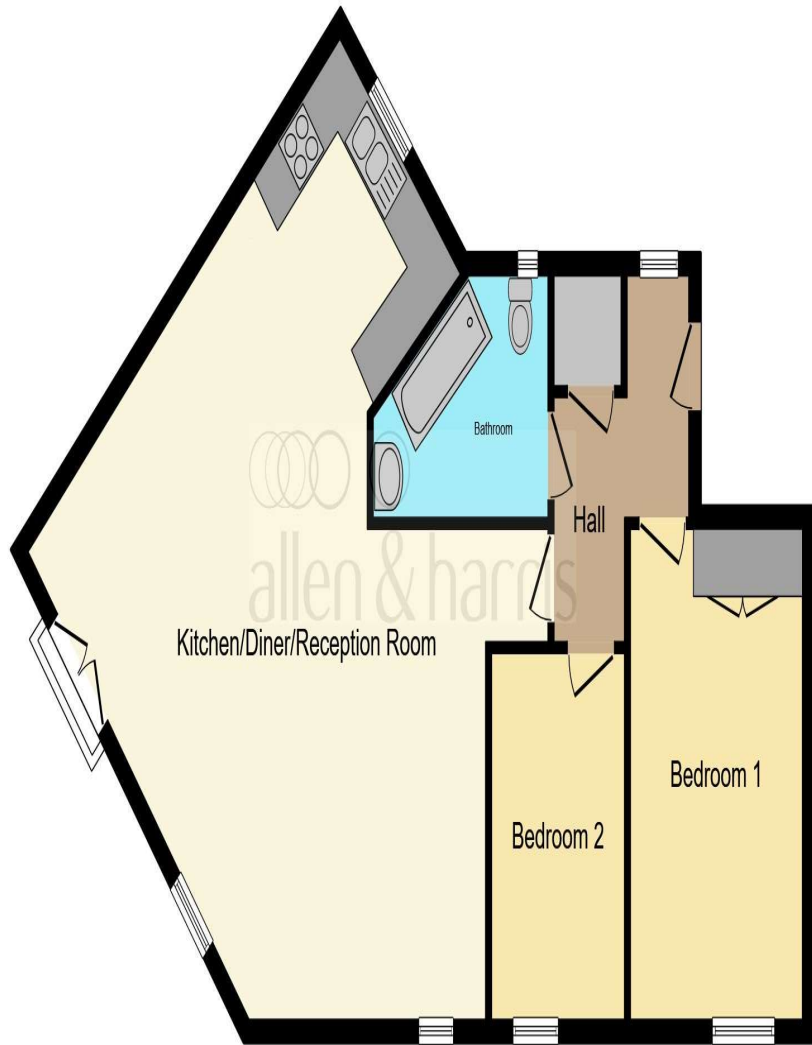
#### **Allocated Parking**

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

#### **Leasehold Information**

The vendor has advised us of the below:

Length of Lease Approx. 150 Years  
Service Charge: Approx. £1372 per annum  
Ground Rent: Approx. £150 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)



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**Rowsby Court,**  
**Pontprennau Cardiff**

- First Floor Apartment
- Two Bedrooms
- Lounge/Dining Area
- Fitted Kitchen Area
- Bathroom

Tenure: Leasehold EPC Rating: B

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.

**£180,000**



**view this property online** [allenandharris.co.uk/Property/ROA113349](http://allenandharris.co.uk/Property/ROA113349)



Property Ref:  
ROA113349 - 0006

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