



Brynheulog, Pentwyn Cardiff CF23 7JA

welcome to

Brynheulog, Pentwyn Cardiff

A TWO BEDROOM GROUND FLOOR purpose built flat located in the popular location of PENTWYN, within close proximity to local shops and easy access to the A48 and M4. The property briefly comprises entrance hall, lounge, fitted kitchen/diner, two bedrooms and shower room. Viewing Recommended!

Communal Entrance

Via communal door into:

Communal Hallway

Access to the flat.

Entrance

Via door into:

Hall

Doors providing access to:

Lounge

Double glazed window to front aspect.

Kitchen/ Diner

Fitted with a range of modern wall and base level units with complementary work surfaces over, sink unit, integrated hob and electric oven, cooker hood, plumbing for washing machine and double glazed window to rear aspect.

Bedroom One

Double glazed window to rear aspect, radiator and powerpoint.

Bedroom Two

Double glazed window to front aspect, radiator and powerpoint.

Shower Room

Fitted with a modern three piece suite comprising shower cubicle, wash hand basin, WC and double glazed window to side aspect.

Outside

Communal Area

Mainly paved.

Allocated Parking

The vendor has advised that there is an allocated parking space with the property.

Leasehold Information

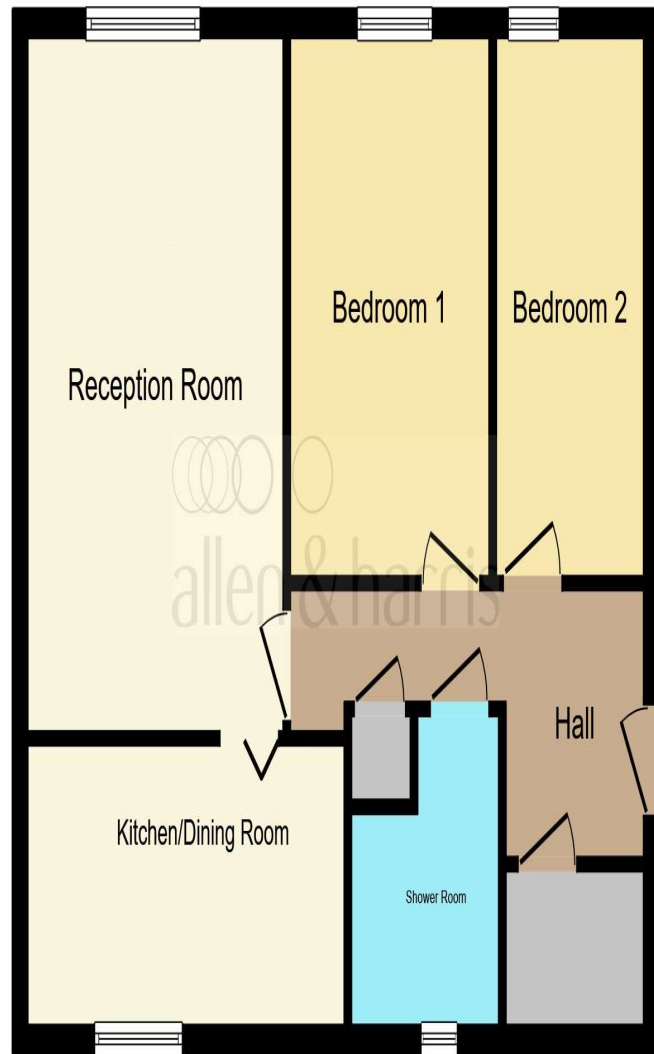
The vendor has advised us of the below:

Length of Lease: Approx. 89 years left

Ground Rent: Approx. £10 per annum

Service Charge: Approx. £740 per annum

Building's Insurance Premium: Approx. £267.89



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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Pentwyn Cardiff

- Ground Floor Purpose Built Flat
- Two Bedrooms
- Lounge
- Fitted Kitchen/Diner
- Shower Room

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 740.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Nov 1989. 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

£150,000



view this property online allenandharris.co.uk/Property/ROA114230



Property Ref:
ROA114230 - 0003

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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allen & harris



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk