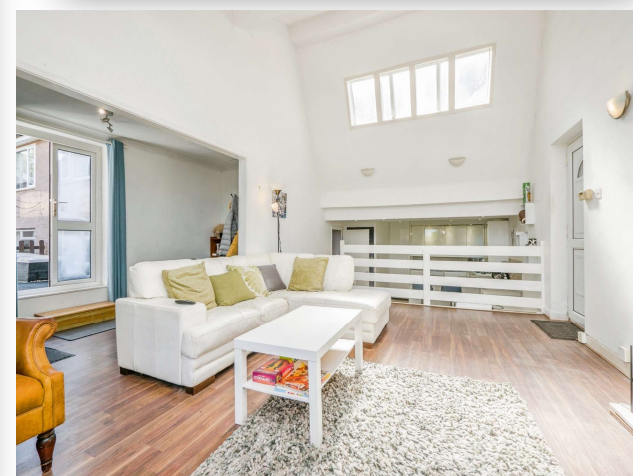




**St. Georges Court Linnet Close, Pentwyn Cardiff CF23 7HG**

**welcome to**

## **St. Georges Court Linnet Close, Pentwyn Cardiff**

A unique and rarely available split level maisonette offering spacious accommodation throughout benefiting from three good size bedrooms, a roof terrace, garage and parking.

### **Entrance**

Via steps leading to a double glazed front door into:

### **Porch Area**

Door providing access to:

### **Lounge Area**

17' 9" x 12' 7" ( 5.41m x 3.84m )

Double glazed windows to front and side aspect, radiator, vaulted ceiling with skylight window and steps down to kitchen and opens to:

### **Study Area**

Powerpoints and doors providing access to roof terrace.

### **Kitchen Area**

9' 7" x 8' ( 2.92m x 2.44m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit with mixer tap over, integrated hob and oven, spaces for washing machine and fridge/freezer, radiator, powerpoints, double glazed window to side aspect and door providing access to:

### **Inner Hall**

Access to:

### **Bedroom One**

16' 6" x 10' 6" ( 5.03m x 3.20m )

Double glazed window overlooking the roof terrace, radiator and powerpoints.

### **Bedroom Two**

11' 7" x 10' 2" ( 3.53m x 3.10m )

Double glazed window overlook the roof terrace, radiator and powerpoints.

### **Bedroom Three**

13' 1" x 11' 2" ( 3.99m x 3.40m )

Double glazed window to side aspect, radiator and powerpoints.

### **Bathroom**

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin, WC and tiled splashbacks.

### **Outside**

#### **Front**

Open area with borders of flowers and shrubs.

#### **Roof Terrace**

Enclosed roof terrace split with another apartment and space for table and chairs.

#### **Garage**

The vendor has advised that the garage is integral and has power and lighting.



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.

**welcome to**

**St. Georges Court Linnet Close,  
Pentwyn Cardiff**

- Split Level Maisonette
- Three Good Size Bedrooms
- Spacious Lounge with Vaulted Ceiling
- Enclosed Roof Terrace
- Parking and Garage

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

**£220,000**



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Property Ref:  
ROA114184 - 0002

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