



Kenmare Mews, Pontprennau Cardiff CF23 8RG

welcome to

Kenmare Mews, Pontprennau Cardiff

This spacious apartment offers a great living space along with two great sized bedrooms with the master bedroom benefiting from an en-suite shower room. There is allocated parking and you are minutes walk from the Doctors, Dentist and bus routes.

Communal Entrance

Via a secured door into:

Communal Hallway

Stairs rising to the first floor apartment.

Entrance

Via a door into:

Hall

Built in storage cupboard housing tank, electric heater and access to:

Lounge Area

17' 11" Max x 13' 8" Max (5.46m Max x 4.17m Max)
Double glazed window to front aspect, laminate flooring, electric heater, single glazed internal window from kitchen area, double glazed French doors with Juliette and access to:

Kitchen Area

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob, integrated oven and microwave, cooker hood, integrated fridge/freezer, space for washing machine, extractor fan, plinth heater and vinyl flooring.

Bedroom One

14' 10" Max x 9' Max (4.52m Max x 2.74m Max)
Double glazed window to rear aspect, electric heater, laminate flooring and access to:

En-Suite

Fitted with a three piece suite comprising shower cubicle, WC and wash hand basin.

Bedroom Two

10' 10" x 7' 11" (3.30m x 2.41m)
Double glazed window to rear aspect, electric heater and laminate flooring.

Bathroom

Fitted with a three piece suite comprising bath, WC, wash hand basin, tiled flooring, electric heater and double glazed window to rear aspect.

Outside

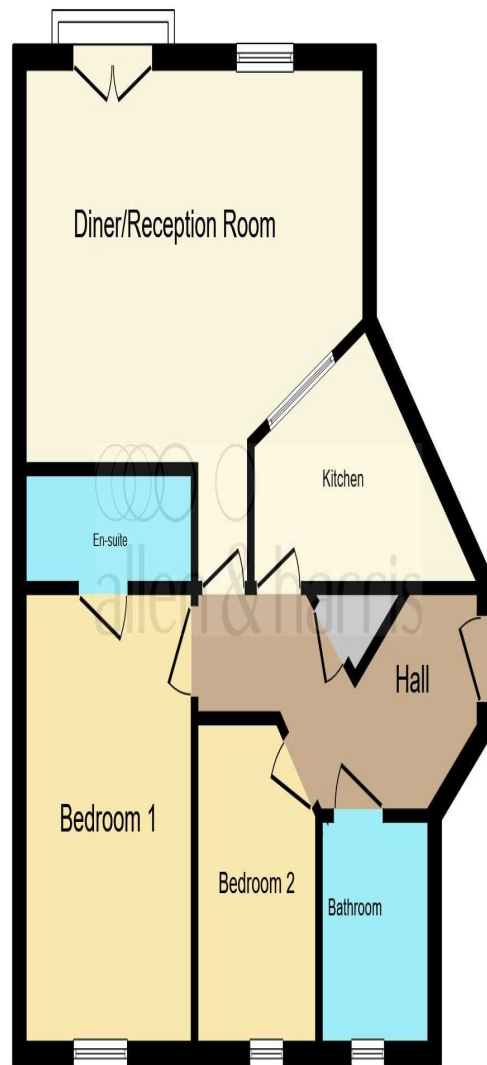
Allocated Parking

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

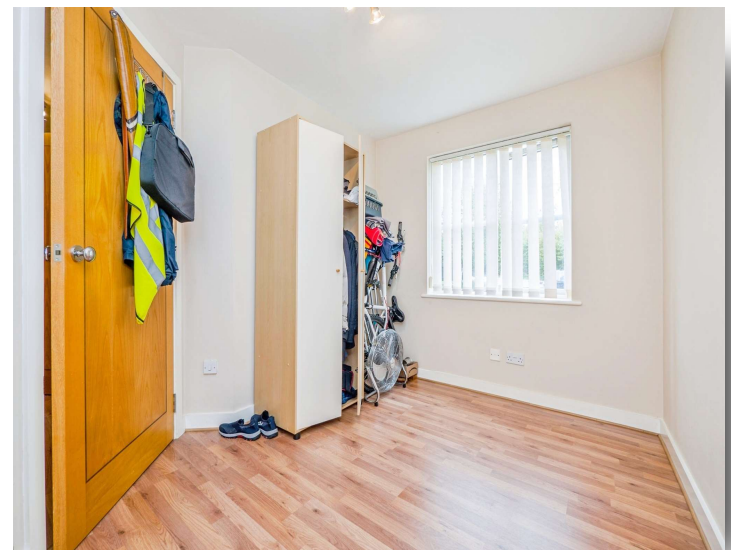
Leasehold Information

The vendor has advised of the below:

Length of Lease: Approx. 972 years left
Ground Rent: Approx. £235 per annum
Service Charge: Approx. £1796 per annum - £898 paid every 6 months



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

Kenmare Mews,

Pontprennau Cardiff

- Purpose Built First Floor Apartment
- Two Bedrooms
- Master Bedroom with En-Suite
- Lounge Area/ Fitted Kitchen Area
- Bathroom

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: D Service Charge: 1796.00

Ground Rent: 235.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2000. 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

£185,000



view this property online allenandharris.co.uk/Property/ROA114255



Property Ref:
ROA114255 - 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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