



**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.

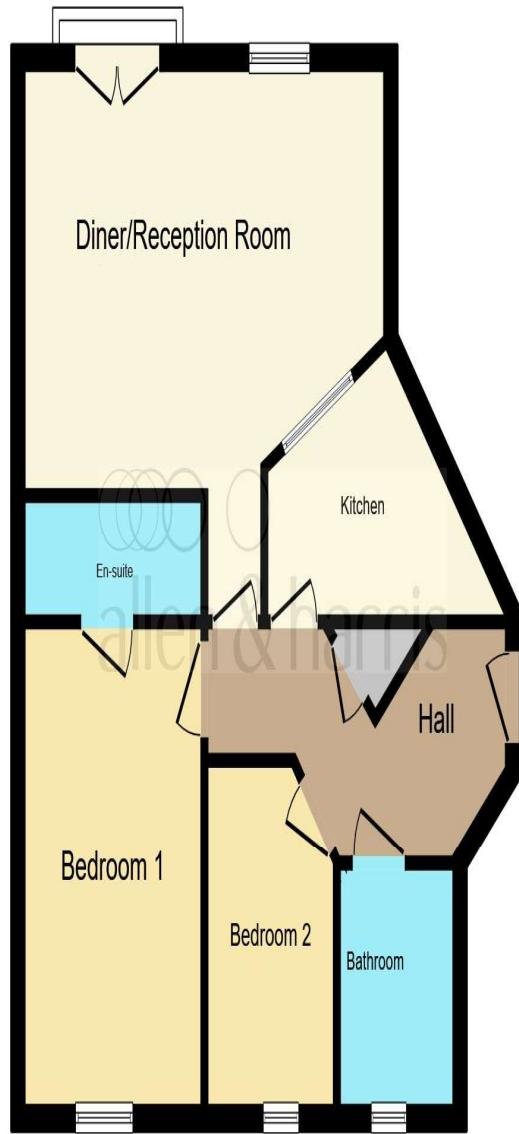
#### **Leasehold Information**

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: B

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.

**£180,000**



**view this property online** [allenandharris.co.uk/Property/ROA114255](http://allenandharris.co.uk/Property/ROA114255)



Property Ref:  
ROA114255 - 0004

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