



Glan Rhymini, Windsor Village Cardiff CF24 2TW

welcome to

Glan Rhymni, Windsor Village Cardiff

A well presented DETACHED COACH HOUSE situated in the popular location of PENYLAN within walking distance of local shops, bus routes, schools and within easy access to the Cardiff City Centre and the A48/M4 access corridor. The property further benefits from double glazing and allocated parking.

Ground Floor

Entrance

Via a composite front door into:

Hall

Door providing access to garage conversion and stairs rising to first floor to:

Landing

Fitted cupboard and doors providing access to:

Lounge Area/ Kitchen Area

18' 9" x 17' 6" (5.71m x 5.33m)

Fitted with a range of modern wall and base level units with complementary work surfaces over, sink units, island, integrated electric hob and oven/grill, integrated washing machine and dishwasher, space for fridge/freezer, laminate flooring and two double glazed windows to front aspect.

Bedroom One

12' 2" x 10' 6" (3.71m x 3.20m)

Double glazed window to front aspect and powerpoint.

Bedroom Two

12' 2" Max x 10' 6" Max (3.71m Max x 3.20m Max)

Double glazed window to front aspect and fitted cupboard.

Shower Room

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

Outside

Garage Conversion

Door providing access to rear garden.

Rear Garden

Private and accessed via garage conversion.

Allocated Parking

The vendor has advised that there is allocated parking to the front of the property.

Leasehold Information

The vendor has advised of the below:

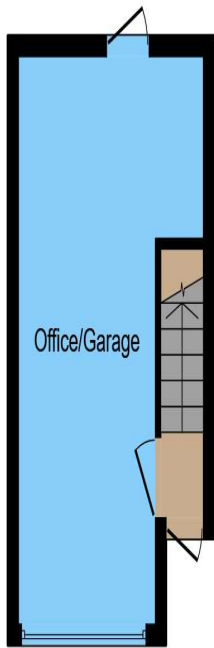
Approx 971 years left on the lease

Ground Rent - Approx £92 per annum

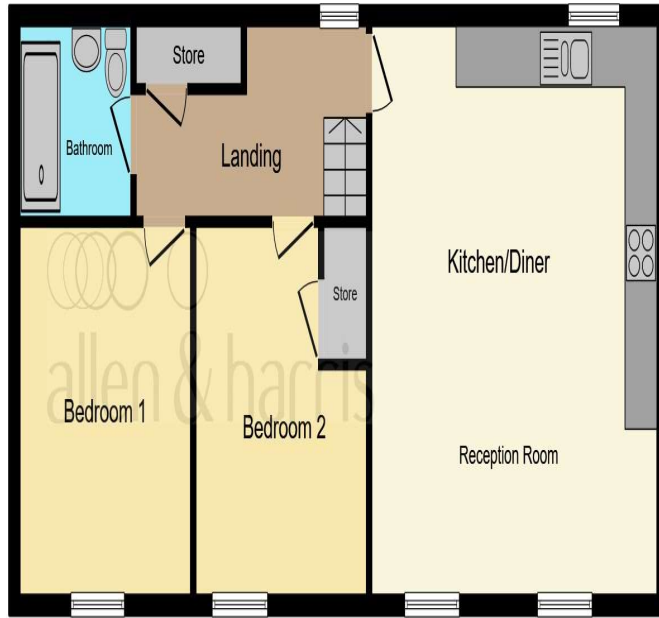
Service Charge - Approx £374 per annum

Building's Insurance Premium - Approx £194 per annum

The organisation you pay the ground rent to is:
Estates & Management Limited
The organisation you pay the service charge to is:
First Port Limited



Ground Floor



First Floor

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



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Windsor Village Cardiff

- Council Tax Band - D
- Detached Coach House
- Two Bedrooms
- Lounge Area and Fitted Kitchen Area
- Shower Room

Tenure: Leasehold EPC Rating: D

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.

£200,000



view this property online allenandharris.co.uk/Property/ROA113074



Property Ref:
ROA113074 - 0004

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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