



Dol Glaswg, Capel Llanilltern CARDIFF CF5 6GJ

welcome to Dol Glaswg, Capel Llanilltern CARDIFF

- A Stunning Modern Apartment With 999 Year Lease
- Light And Airy Reception Room
- Kitchen With Some Fitted Appliances
- Two Double Bedrooms
- Bathroom And En-Suite

Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: 1468.58
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. 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
£175,000

We're delighted to offer for sale this perfect first time buy or investment, with 999 year lease. A Stunning First Floor Flat, With An Exceptional Standard Of Finish Throughout And Prime Location In A Modern Development Near Transport Links To Cardiff.



Entrance Hall

Reception Room

19' 8" widest x 9' 4" widest (5.99m widest x 2.84m widest)

Kitchen

Bedroom One

13' 2" widest x 8' 8" widest (4.01m widest x 2.64m widest)

En-Suite

Bedroom Two

11' 6" widest x 8' 7" widest (3.51m widest x 2.62m widest)

Bathroom

Off Street Parking

view this property online allenandharris.co.uk/Property/TBG110222



Property Ref:
TBG110222 - 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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