

# property details **approval form**

110 Heol Llinos, Cardiff, CF14 9JF

**Date:** 13 June 2024

**Property Ref and Version:** WTC109041 - 0005

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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offers over £160,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 2001.

## >> **key features**

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- > Top Floor Two Bedroom Flat
- > Juliette Balcony In Lounge/Diner
- > Integrated Kitchen With Ample Storage
- > Primary Bedroom With Ensuite
- > Allocated Parking And Communal Garden
- > Desirable Location In Thornhill
- > No Onward Chain
- > Council Tax Band D
- > EPC Rating: C

## >> **short description**

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Chain Free Two Bedroom Flat Located On The Second Floor Located At The Top Of Thornhill!

## >> **long description**

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Nestled In A Quiet And Secluded Cul-De-Sac Is This Modern Top Floor Apartment. We are pleased to offer for sale this spacious two bedroom flat, with an ensuite, integrated kitchen, allocated parking space and communal garden. The property is a wonderful choice for first time buyers, professionals or an investor looking in North Cardiff.

The property comprises: Entrance hall, lounge/dining area, separate kitchen which is inclusive of appliances, primary bedroom with ensuite, second bedroom and bathroom with three piece suite. Externally the property benefits from allocated parking space and communal gardens.

This flat is an ideal choice for those wanting to be in this popular location or looking to let a property in the area. Call to book your viewing!

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>> **directions**

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## >> **room description**

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### **Entrance Hall**

Intercom, storage cupboard

### **Reception Room**

17' 10" longest x 11' 2" ( 5.44m longest x 3.40m )

Juliette Balcony, double glazed window both to front, obscure window to kitchen, storage heater

### **Kitchen**

9' 9" x 7' 8" ( 2.97m x 2.34m )

Integrated fridge freezer, washing machine, microwave, electric hob, oven, extractor fan, dual stainless steel sink, range of wall and base units, obscure window to reception room

### **Bedroom One**

14' 8" x 9' ( 4.47m x 2.74m )

Storage heater, double glazed window to rear

### **Ensuite**

Three piece suite: shower, wash basin, low level w/c, extractor fan

### **Bedroom Two**

10' 9" x 8' 1" ( 3.28m x 2.46m )

Storage heater, double glazed window to rear

### **Bathroom**

Three piece suite: bath tub, wash basin, low level w/c, storage heater, double glazed window to rear

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## >> property images



**Your Allen & Harris office:** 46 Merthyr Road, Whitchurch, CARDIFF, South Glamorgan, CF14 1DJ  
T 029 2069 2626 E [whitchurch@allenandharris.co.uk](mailto:whitchurch@allenandharris.co.uk)

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## >> **property images**

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## >> floor plan



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

## >> approval

	Signature	Date
Mary Harries		
Mr R.C. Morgan		

**Your Allen & Harris office:** 46 Merthyr Road, Whitchurch, CARDIFF, South Glamorgan, CF14 1DJ  
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