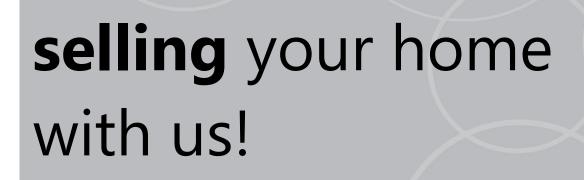
110 Heol Llinos, Cardiff, CF14 9JF

Date: 13 June 2024 **Property Ref and Version:** WTC109041 - 0005





>> 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
- 2. Key Features
- 3. Short Description
- 4. Long Description

- 5. Room Description
- 6. Directions
- 7. Property Images
- 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

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

- > 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

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

>> long description

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 compromises: 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

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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>> room description

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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

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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		