



Heol Llinos, Cardiff CF14 9JF

welcome to

Heol Llinos, Cardiff

A chain free spacious two-bedroom flat located on the second floor in Heol Llinos. This property in the sought after area of Thornhill, is a perfect choice for first time buyers, professionals or an investor looking in North Cardiff.



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 suit: 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 suit: bathtub, wash basin, low level w/c, storage heater, double glazed window to rear



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welcome to

Heol Llinos, Cardiff

- Top Floor Two Bedroom Flat in Thornhill
- Juliette Balcony in Lounge/Diner
- Integrated Kitchen with Ample Storage
- Primary Bedroom with Ensuite
- Allocated Parking and Communal Garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1967.88

Ground Rent: 150.00

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

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WTC109041 - 0011

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**



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