







welcome to

Thornhill Court Heol Llanishen Fach, Cardiff

A well presented ground floor apartment located in the sought after area of Rhiwbina/Llanishen. The property benefits from two spacious bedrooms, allocated parking and a single garage. In association with Rapid Sale.**CALL NOW TO VIEW**













Porch

Fire door, radiator

Entrance Hallway

Wood effect flooring, doors to all rooms.

Living Room

15' 2" x 13' 8" (4.62m x 4.17m)

Double glazed window to side aspect, radiator, carpet.

Kitchen

10' 5" x 8' 6" (3.17m x 2.59m)

Double glazed windows to side aspect, tiled flooring, a range of base and wall units with contrasting square edge work surfaces over, gas hob, electric oven, space for white goods, inset sink and draining board. Part tiled splash back.

Bedroom One

14' 7" x 11' (4.45m x 3.35m)

Double glazed window to side aspect, radiator, wood effect flooring.

Bedroom Two

12' 5" x 9' (3.78m x 2.74m)

Double glazed window to side aspect, wood effect flooring, radiator.

Bathroom

Double glazed window with obscure glass to side aspect, wood effect flooring, tiled walls, W.C, wash hand basin, panelled bath with overhead shower.

Outside

Allocated parking and garage

Agents Note

Due to the remaining lease length we would advise to seek advice from a solicitor and financial advisor





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- **GROUND FLOOR APARTMENT**
- ALLOCATED PARKING AND SINGLE GARAGE
- **CLOSE TO ALL LOCAL AMENITIES**
- TWO BEDROOMS
- FITTED KITCHEN

Tenure: Leasehold EPC Rating: C

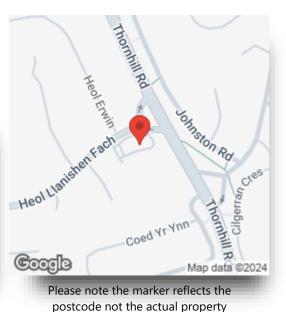
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£110,000









view this property online allenandharris.co.uk/Property/WTC109258



Property Ref: WTC109258 - 0009 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 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 property and other important matters before exchange of contracts.

or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are 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



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