







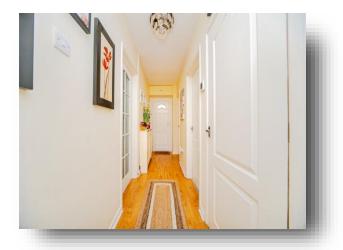


welcome to

Blandon Way, CARDIFF

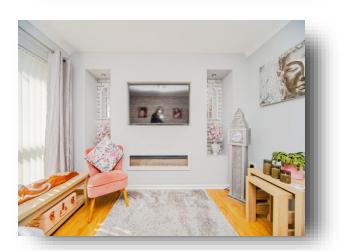
A stone throw away from Whitchurch village! In a much sought after location is this chain free brilliant two bedroom first floor maisonette offering great accommodation. The property is offered to the market with no chain with extended lease, communal parking. Call now to view!













Hall Way

Doors to all rooms, radiator with cover, ample storage cupboard.

Kitchen

11' x 8' 11" (3.35m x 2.72m)

Fitted with wall and base units, integral fridge/freezer, integral gas hob & oven, extractor hood, plumbing for washing machine, double glazed window to rear, one and an half sink and drainer, tile splash back, radiator, fitted breakfast bar.

Living Room

11' 9" x 11' 8" (3.58m x 3.56m) Double glazed window to front, TV point, coved ceiling, wood effect flooring.

Bedroom One

11' 8" x 9' 5" (3.56m x 2.87m)
Double glazed window to front, radiator, Internet connection, built-in wardrobes, wood effect flooring.

Bedroom Two

9' 6" x 8' 5" (2.90m x 2.57m) Double gazed window to rear, radiator, fitted wardrobe.

Shower Room

Double shower cubicle, wash hand basin with vanity units, wc, fully tiled, obscured double glazed window to rear, heated towel rail





Blandon Way, CARDIFF

- Extended lease until 2168! NO CHAIN!
- Attractive two bedroom first floor maisonette
- Located in the heart of Whitchurch
- Fitted kitchen with breakfast bar
- Bright and spacious lounge

Tenure: Leasehold EPC Rating: Awaited

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.

£210,000









view this property online allenandharris.co.uk/Property/WTC109413



Property Ref: WTC109413 - 0004 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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