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1 Hart Place
Cardiff, CF24 2TP

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1 Hart Place

Asking price **£179,950**

A beautifully presented, two double bedroom coach house apartment situated in a secluded setting with excellent transport links to the City Centre.

Modern purpose-built Coach House apartment

Open plan kitchen/dining/living room

Two double bedrooms

Single garage and allocated parking space

Enclosed private garden

Secluded setting within conveniently located development

Excellent access to City Centre

Ideal for owner occupier or buy to let investment

Viewings highly recommended



This beautifully presented two double bedroom coach house apartment has been occupied by the current owners for approaching 15 years. It offers well-proportioned accommodation and is situated in a secluded setting within this conveniently located development with excellent transport links into the city centre. It is ideal for owner occupancy or as a buy-to-let investment.

The accommodation comprises of an entrance hall with stairs rising to the first floor landing. The landing with built-in cloak storage cupboard, plus airing cupboard housing pressurised hot water

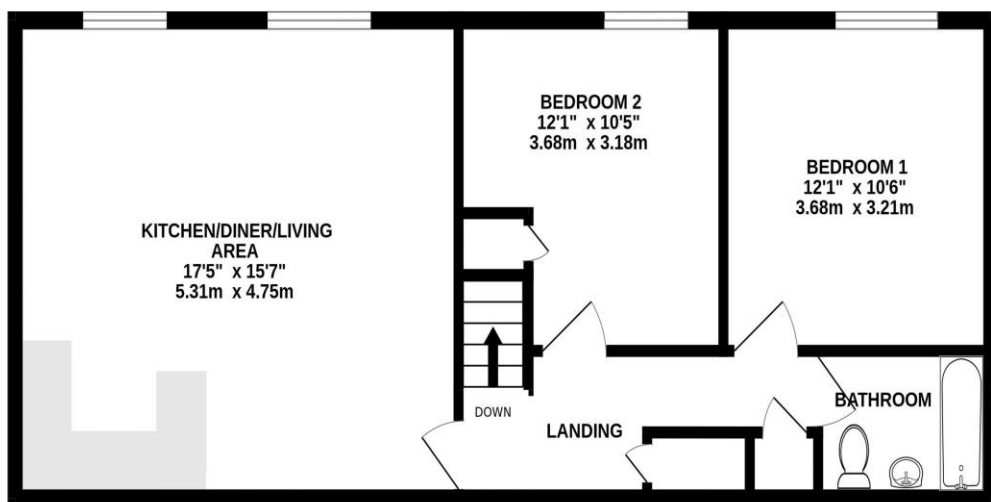
tank, has a loft inspection point into large attic storage space. The open plan kitchen/dining/living room has two windows to front aspect overlooking the courtyard. Within the kitchen is a fitted range of base, larder and wall mounted units. Integrated Smeg oven. NEFF Induction hob, with Smeg cooker hood over. Space and plumbing for washing machine and fridge/freezer. Laminate wood flooring within kitchen area with a remainder of the room carpeted.

The apartment has two double bedrooms, both with windows overlooking the courtyard. Bedroom

two has a door into an over-stairs storage cupboard. The family bathroom has a white three-piece suite comprising panel bath with full splashback tiling above and a mains power shower fitted, Low-level WC And wash hand basin with storage below.

Outside: To the left of the entrance door is a single garage, with an 'up and over' door. Off the garage is an under stairs storage space. In front of the garage is an allocated parking space. A Flagstone laid pathway leads into the enclosed low maintenance, gravelled courtyard garden.

GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Directions

From Cardiff City Centre travel eastbound along Newport Road. After approximately 1 mile turn right onto Rover Way. Proceeded over the railway and take the first left-hand turning. Proceeded to the T junction and turn right. Turn right again into Harte Place. Turn left and proceed through the archway where number one will be found.

Tenure

Leasehold

Services

Mains water, drainage and electricity
 Council Tax Band D
 EPC Rating D
 Ground rent £180 Per Annum.
 Service Charge £92.30 Per Month.

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	68 D
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.