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Homes House

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Cardiff, CF5 5TD

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MR HOMES
SALES & LETTINGS



Palace Road,
Llandaff,
Cardiff CF5 2AT

Guide Price £230,000 to £240,000
¼ Share of Freehold

Palace Road Llandaff, Cardiff, CF5 2AT

Overview

- IMMACULATE GROUND FLOOR FLAT with PRIVATE GARDEN
- ALLOCATED PARKING SPACE
- MODERN OPEN-PLAN LIVING
- FITTED KITCHEN with INTEGRATED APPLIANCES
- UTILITY CUPBOARD
- SPACIOUS DOUBLE BEDROOM
- PRIVATE GARDEN
- COMMUNAL GARDEN
- CLOSE TO LLANDAFF VILLAGE & PONTCANNA
- 1/4 SHARE OF FREEHOLD



A MODERN 1-BED GROUND FLOOR FLAT with PRIVATE ENCLOSED GARDEN - OPEN-PLAN LIVING - LOUNGE & DINING ROOM OPEN-PLAN TO THE FITTED KITCHEN with INTEGRATED APPLIANCES - VERY SPACIOUS DOUBLE BEDROOM with BAY WINDOW - MODERN SHOWER ROOM with STORAGE - UTILITY CUPBOARD - QUADRUPLE GLAZING WINDOWS - GAS C/H with COMBI-BOILER - COMMUNAL GARDEN & ALLOCATED PARKING SPACE - 1/4 SHARE OF FREEHOLD - ONLY £50 PER MONTH* MAINTENANCE & BUILDINGS INSURANCE CHARGES *as advised by vendor.



MR HOMES are very pleased to Offer **FOR SALE** this Attractive 1-Bedroom Ground Floor Flat with Easy Access to Llandaff Village & Pontcanna, the Property comprises in brief; Enter into a Spacious Open-Plan Lounge & Dining Room in turn Open-Plan to the Fitted Kitchen, Mid-Hallway with Access to a Utility Cupboard which is Plumbed for a Washing Machine, A Modern Shower Room and a Large Double Bedroom with Bay Window, You can Access the Private Garden via the Bedroom Patio Door. The Private Garden which Faces the Front of the Building is Low-Maintenance and Enclosed and offers a Private Gate to the Front. There is an Allocated Parking Space to the Rear of the Communal Garden. The property further benefits from Quadruple Glazing Windows consisting of; Exterior Double-Glazed Sash Windows & Interior uPVC Double Glazed Tilt & Turn Windows. Gas Central Heating powered by a HEAT LINE Monza 28kw Combi-Boiler.

EPC Rating = Awaiting Assessment...

Council Tax Band = C.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Outside Front

Enter via uPVC Obscured D/g Door with Matching Glass Pane.

Lounge & Dining Room - Open-Plan to Kitchen

20' 9" x 13' 0" (6.32m x 3.96m)

Real Wood Flooring, Quadruple Glazing (Sash D/g Window & Inner uPVC D/g Tilt & Turn Window) to Side, 2x Single Panel Radiators, Feature High Ceilings, Door to Mid-Hallway.

Kitchen

10' 5" x 7' 8" (3.17m x 2.34m)

Real Wood Flooring cont'd, Matching Wall & Base Units in White High Gloss Soft Closing Doors & Drawer, Work Surfaces Over, Tiled Splashbacks, Integrated Appliances; Undercounter Fridge & Freezer, Bosch Electric Fan Assisted Oven, Bosch 4x Ring Electric Hob with Stainless Steel Extractor Hood Over. Composite Sink & Drainer with Mixer Tap, Wall Mounted Electric Extractor Fan, (Sash D/g Window & Inner uPVC D/g Tilt & Turn Window), Feature High Ceiling, Wall Mounted HEAT LINE Monza, 28kw Combi-Boiler.

Mid-Hallway

10' 3" x 3' 0" (3.12m x 0.91m)

Fitted Thick Pile Carpet, Doors to; Double Bedroom, Shower Room & Utility Cupboard.

Utility Cupboard

4' 0" x 3' 4" (1.22m x 1.02m)

Fitted Thick Pile Carpet, plumbed for washing Machine. Wall Mounted RCD Consumer Unit & Alarm Panel.

Double Bedroom

16' 9" Max into Bay Window x 14' 7" (5.10m x 4.44m)

Fitted Thick Pile Carpet, Quadruple Glazing Bay to Front (Sash D/g Window & Inner uPVC D/g Tilt & Turn Window), Single Panel Radiator, Coving, Feature High Ceiling. uPVC D/g French Door to Private Garden.

Shower Room

6' 8" x 5' 10" (2.03m x 1.78m)

Tiled Floor & Walls, Large Walk-in-Shower Cubicle with Mixer Shower & Dual Rainfall / Handheld Shower Heads, Wall Mounted Electric Extractor Fan, Chrome Ladder/Towel Radiator, Wash Hand Basin with Mixer Tap & W.c Set in Vanity Unit & Marble Shelf. 2x Doors to Fitted Storage Cupboards.

Private Garden - Enclosed & Low-Maintenance

Access via Bedroom, Natural Stone Patio, Slate Chipping Feature Rockery Feature. Gate to Front.

Private Driveway - Allocated Space to Rear.

Communal Garden - Enclosed & Low-Maintenance



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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