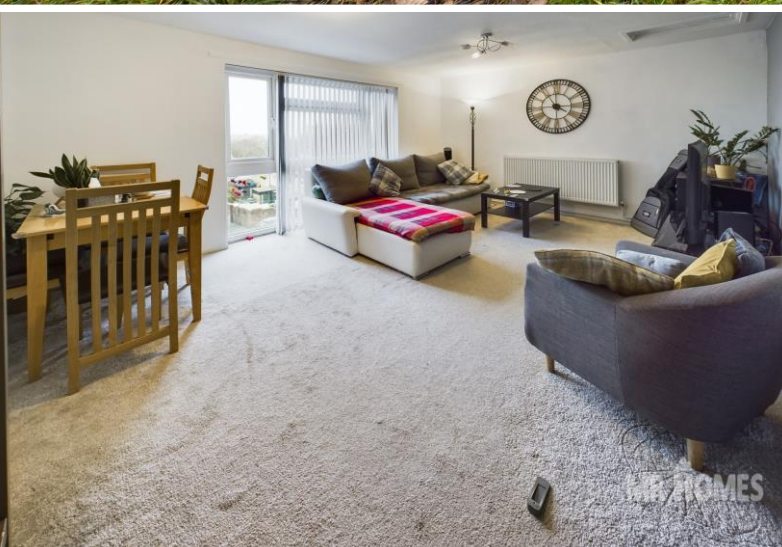


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**MR HOMES**  
SALES & LETTINGS



Wern Goch West  
Pentwyn, Cardiff  
CF23 7AA

Guide Price £135,000 to £140,000  
Leasehold

# Wern Goch West, Pentwyn, Cardiff, CF23 7AA

- NO CHAIN
- ATTENTION LANDLORDS/INVESTORS
- ATTENTION FIRST TIME BUYERS
- SECOND FLOOR FLAT
- 2 DOUBLE BEDROOMS
- GENEROUS LIVING ROOM
- MODERN BATHROOM
- LARGE KITCHEN
- GAS C/H & uPVC DOUBLE GLAZING
- LEASEHOLD (~86 YEARS REMAINING)



NO CHAIN - ATTENTION FIRST TIME BUYERS - ATTENTION LANDLORDS/INVESTORS - SECOND FLOOR 2 DOUBLE BEDROOM FLAT IN PURPOSE BUILT BLOCK – ALLOCATED STORAGE – LOFT ACCESS - PARKING - uPVC DOUBLE GLAZING - GAS CENTRAL HEATING - LEASEHOLD

**MR HOMES** are delighted to be representing our client in bringing to the market with **NO ONGOING CHAIN** this 2 Double Bedroom Second Floor Flat in this purpose-built block in Pentwyn. In brief, the property comprises: Secure Ground Floor Communal Entrance with allocated lockable storage cupboard suitable for bike/pram, etc; staircase rises to second floor; Entrance Hallway; Storage Cupboards; 2 Double Bedrooms; Living Room; Separate WC; Family Bathroom; Kitchen. The property benefits from uPVC double glazing and gas central heating supplied via a combi boiler. There is unallocated parking available. In addition to generous storage cupboards, being on the second floor also provides access to loft storage. The flat has a 125-year lease which commenced 21/04/1986 meaning ~86 years are remaining.



Tenure: Leasehold (~86 years remaining)  
Ground Rent: £10 per annum  
Service/Maintenance Charges: Approx. £1,500 per annum (2023-24 was £900)

EPC Rating: C  
Council Tax Band: B  
Mains Electricity and Gas. Mains Water and Sewerage Connected to Mains Drains.



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### Entrance Hall

23' 7" x 6' 0" MAX Narrowing to 2' 9" (7.18m x 1.83m)

Accessed via solid timber front door with spy hole; laminate flooring; storage cupboard housing electricity meter and RCD Unit and access hatch to loft space; GDX phone entry system; access to all rooms

### Living Room/Diner

16' 9" x 12' 5" (5.10m x 3.78m)

Carpeted; 2 x radiators; uPVC DG window to side; access hatch to loft



### Bedroom 1

12' 0" x 11' 0" (3.65m x 3.35m)

Carpeted; radiator; built-in wardrobes; uPVC DG window to side

### Bedroom 2

10' 8" x 10' 11" (3.25m x 3.32m)

Laminate flooring; radiator; storage cupboard; uPVC DG window to side



### WC

5' 3" x 2' 8" (1.60m x 0.81m)

WC; uPVC obscured DG window to rear

### Family Bathroom

5' 10" x 5' 0" (1.78m x 1.52m)

Tiled flooring; fully tiled walls; vanity unit incorporating sink and mixer tap; panelled bath with mixer tap and mains powered shower over with two shower heads; uPVC obscured DG window to rear



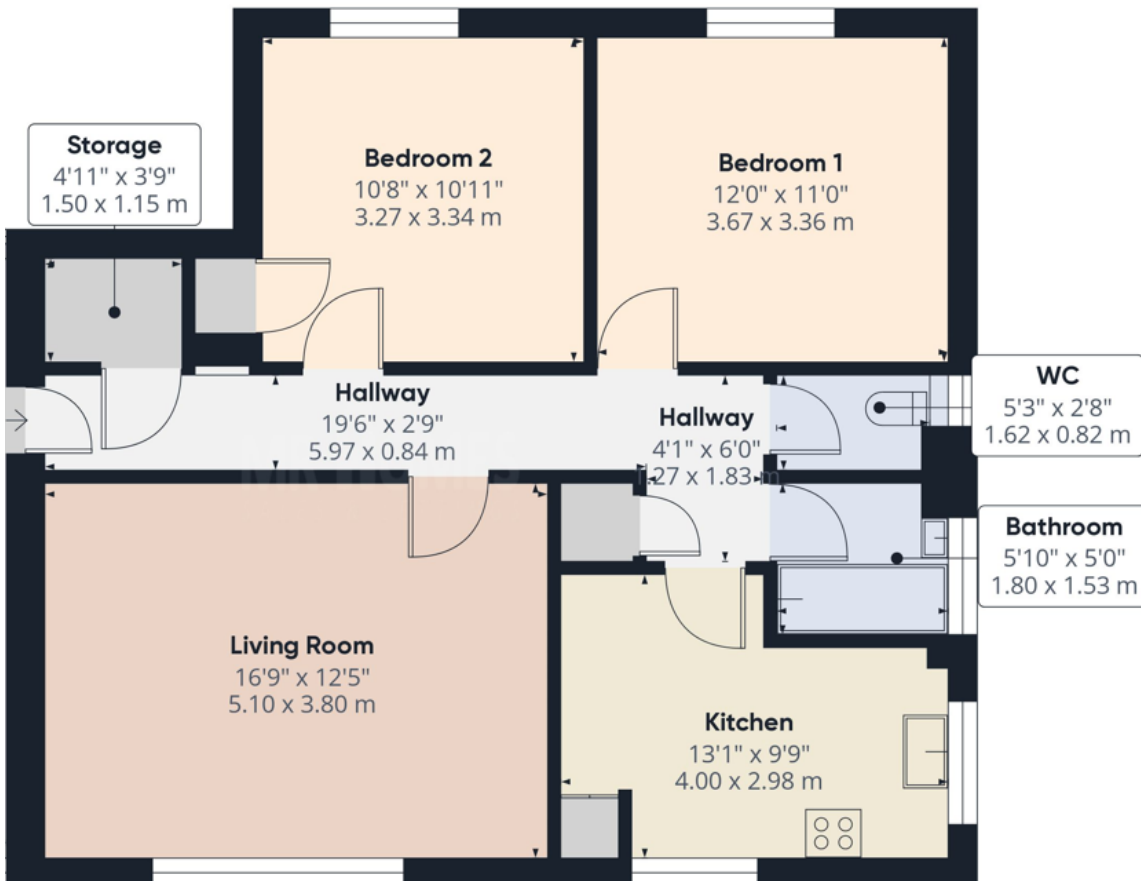
### Kitchen

13' 1" MAX x 9' 9" MAX (3.98m x 2.97m)

Laminate flooring; matching wall and base mounted units with worktops over and tiled splash backs; stainless steel sink with half bowl and draining board and mixer tap; integrated Cople 4-ring gas hob; space and plumbing for washing machine; space for under counter fridge and freezer; cupboard housing gas central heating boiler: BAXI Duo-tec



**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. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Approximate total area: 828.93 ft<sup>2</sup> / 77.01 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

## CARDIFF & THE VALE

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