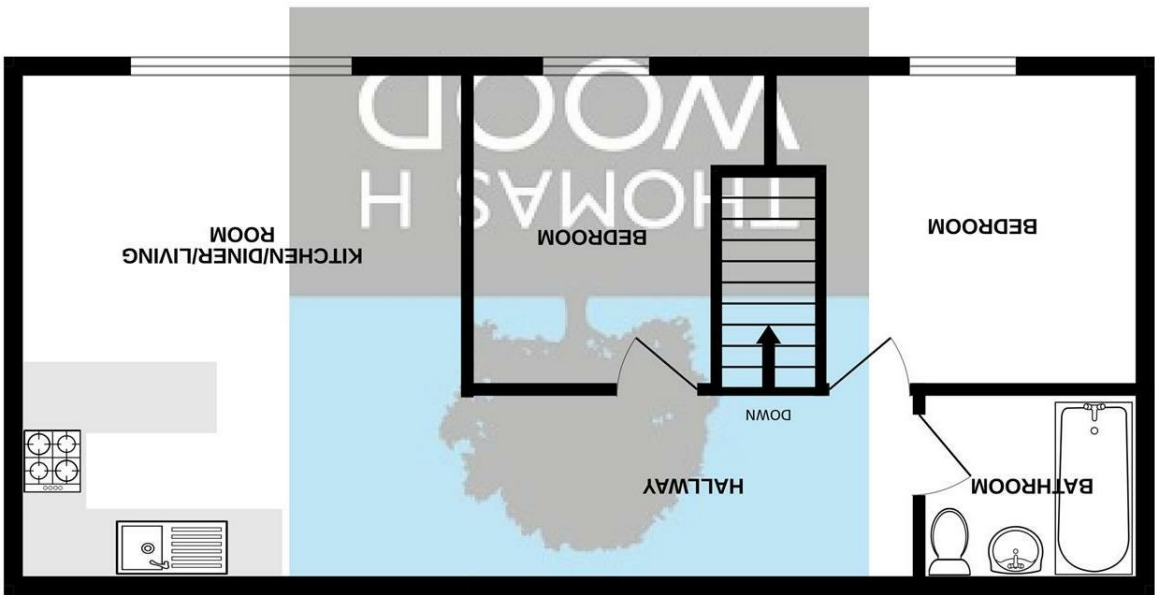


TOTAL FLOOR AREA : 52.6 sq.m. (566 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 operation or efficiency can be given.
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GROUND FLOOR
 52.6 sq.m. (566 sq.ft.) approx.

Energy Efficiency Rating	
Potential	Current
74	74

Very energy efficient - lower running costs (92 plus) **A**
 (81-91) **B**
 (69-80) **C**
 (55-68) **D**
 (39-54) **E**
 (21-38) **F**
 (1-20) **G**

Not energy efficient - higher running costs

EU Directive 2002/91/EC
 England & Wales

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116 Watkins Square,
Llanishen, Cardiff
CF14 5FL

Asking Price £205,000
Flat/Apartment
2 Bedrooms

Tenure - Freehold

Floor Area - 0.00 sq ft

Current EPC Rating - C74

Potential EPC Rating - C74

A modern two bedroom coach house apartment forming the first floor of this detached property in Llanishen. This attractive property is located on Watkins Square, just off Caerphilly Road and within easy reach of the surrounding retail parks and North Cardiff villages. The property briefly comprises entrance hallway with large storage area, stairs rising to the first floor, kitchen, diner and living area, two bedrooms and a bathroom. Allocated off-road parking immediately in front of the property. Offered for sale with no onward chain.

ENTRANCE

Via composite door to carpeted hallway.

STORAGE

0.83m x 3.83m (2'8" x 12'6")

With carpeted floor and lighting.

LANDING

Via carpeted staircase to spacious landing.

KITCHEN/LOUNGE

4.52m x 4.90m (14'9" x 16'0")

A renewed kitchen with high gloss wall and base units, electric oven and electric hob with extractor over. Stainless steel sink with chrome tap, space and plumbing for washing machine and dishwasher. Kitchen is open plan to sitting and dining room. With laminate flooring, painted walls, smooth ceiling, UPVC window to front and radiator panel.

BEDROOM ONE

2.83m x 3.14m (9'3" x 10'3")

Carpeted floor, painted walls, smooth ceiling, UPVC window and radiator panel.

BEDROOM TWO

1.82m x 3.14m (5'11" x 10'3")

Carpeted floor, painted walls, smooth ceiling, UPVC window and radiator panel

BATHROOM

1.61m x 1.69m (5'3" x 5'6")

Low-level WC, wash hand based vanity unit unit and chrome mixer tap. Panelled bath with glazed shower screen and chrome mixer shower over. Partially tiled walls, smooth ceiling with central light and extractor

OUTSIDE

Dedicated parking space immediately to the front of the property.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor

COUNCIL TAX

Band D



