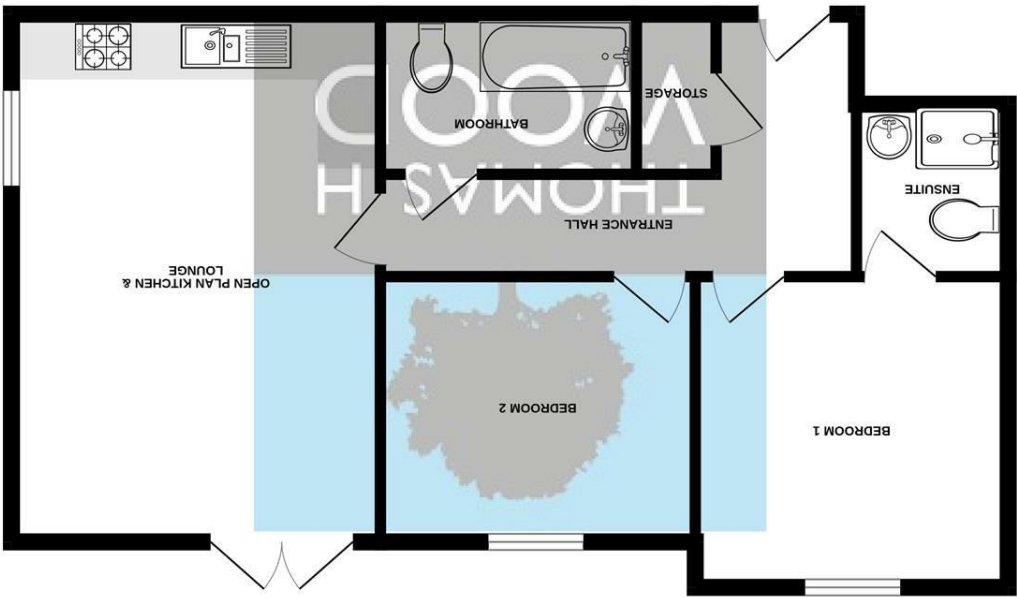


TOTAL FLOOR AREA : 58.6 sq.m. (631 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas the apartment are respectively taken for any error, omission or misstatement. This plan is for illustrative 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 quality or efficiency can be given.
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GROUND FLOOR
 58.6 sq.m. (631 sq.ft.) approx.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	81
Potential	81

Energy Efficiency Rating

www.thomashwood.com

WEBSITE

02920 626252

TELEPHONE

sales@thomashwood.com

EMAIL

CONTACT

THOMAS H WOOD





109 Tatham Road,
Llanishen, Cardiff
CF14 5FD

Asking Price £185,000
Flat/Apartment
2 Bedrooms

Tenure - Leasehold

Floor Area - 631.00 sq ft

Current EPC Rating - B81

Potential EPC Rating - B81



HALLWAY

The apartment opens into a welcoming entrance hall, equipped with a security entry phone system, loft access, and a large walk-in storage cupboard.

OPEN PLAN KITCHEN/LOUNGE

3.89m x 5.61m (12'9" x 18'5")

A bright and spacious, open-plan principal reception room and kitchen. Featuring double-glazed French doors leading to a Juliette balcony, alongside a large side window offering picturesque views. The kitchen area is fitted with a sleek range of modern wall and base units, a stainless steel sink with mixer tap, and integrated appliances, including a gas hob and electric oven. Additional space is available for a fridge freezer and washing machine. The area is thoughtfully designed with a combination of laminate plank and tile effect flooring.

BEDROOM ONE

3.33m x 3.28m (10'11" x 10'9")

is a generously sized room with double-glazed windows, laminate flooring, and access to an en-suite bathroom.

ENSUITE

1.68m x 1.78m (5'6" x 5'10")

includes a modern shower cubicle, pedestal sink, and low-level WC, with part-tiled walls and tile effect flooring.

BEDROOM TWO

4.27m x 2.90m (14' x 9'6")

A further double bedroom room with double-glazed windows, laminate flooring. Ample space for double bed.

FAMILY BATHROOM

2.82m x 1.50m (9'3" x 4'11")

A modern three-piece suite, including a bath with a shower attachment, pedestal sink, and WC. part-tiled walls and tile effect flooring.

OUTSIDE

Outside, the apartment includes one allocated parking space, with additional visitor parking available. There is also a refuse area and a private letterbox for convenience.

TENURE

Lease - 108 years remaining

Ground Rent - approx. £250 pa

Service Charge - approx. £155 pa

COUNCIL TAX

Band D

