

Total area: approx. 808.5 sq. feet

England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G		
F		
E		
D		
C		
B		
A		
Very energy efficient - lower running costs		
Current		Potential
56		69

Energy Efficiency Rating

CONTACT

EMAIL

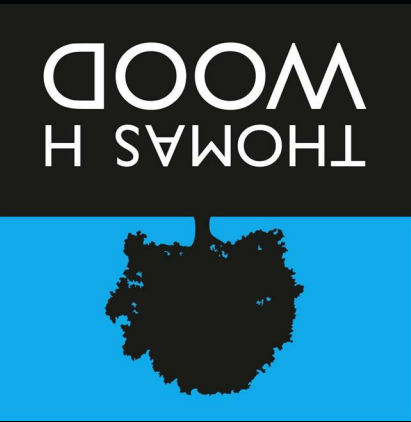
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17 Barbrook Close,  
Lisvane, Cardiff  
CF14 0XG

£265,000  
Flat - Second Floor  
2 Bedrooms



**Tenure - Leasehold**

**Floor Area - 808.50 sq ft**

**Current EPC Rating - D56**

**Potential EPC Rating - C69**



A beautifully presented, two double bedroom, second floor apartment, ideally located in Barbrook Close, just off Mill Road in Lisvane. The current owners have maintained the property to a high standard and is offered for sale with no onward chain. This exciting opportunity comprises entrance hallway, spacious lounge, dining room and kitchen, two double bedrooms and a refurbished shower room. Pull down ladder for access to a fully boarded loft ideal for storage. The property further benefits from a long lease, parking and a garage. The property is ideally positioned in this quiet development and is a short distance from the local amenities of Llanishen Village, and excellent bus and rail links. Viewings are highly recommended.

#### **ENTRANCE HALL**

Via communal main entrance and staircase to the second floor. The apartment is accessed by a hardwood door to a spacious entrance hallway with storage cupboard.

#### **LOUNGE**

5.16m x 4.19m (16'11" x 13'8")

A bright and spacious open plan lounge with LVT flooring, painted walls and smooth ceiling with spotlights. Picture uPVC double glazed window to the front and overlooking the mature gardens and radiator panel. Opening to;

#### **DINING AREA**

3.28m x 2.12m (10'9" x 6'11")

Open plan to the lounge with LVT flooring, painted walls and smooth ceiling with spotlights. uPVC double glazed windows and radiator panel.

#### **KITCHEN**

3.33m x 2.82m (10'11" x 9'3")

The kitchen is open plan to the lounge and comprises of a range of wall and base units with contrasting work surfaces over. Five ring gas hob with oven below and stainless steel extractor hood over, stainless steel sink unit with drainage area, breakfast bar, plumbed for washing machine, integrated fridge freezer. LVT flooring, uPVC double glazed window and fitted glass blocks to one side.

#### **BATHROOM**

3.05m x 1.63m (10'0" x 5'4")

The bathroom comprises a low level WC, vanity wash hand basin chrome tap, shower cubicle with chrome mixer, fully tiled walls and floor. Heated chrome towel rail, and uPVC double glazed window.

#### **BEDROOM ONE**

4.32m x 3.02m (14'2" x 9'10")

A generous double bedroom with carpeted floor, fitted wardrobes, uPVC double glazed window, radiator, and electrical sockets.

#### **BEDROOM TWO**

3.02m x 3.99m (9'10" x 13'1")

A further double bedroom with carpeted floor uPVC double glazed windows, radiator, and electrical sockets.

#### **OUTSIDE**

Garden

The property benefits from communal garden areas with mature shrubs and bushes.

#### **GARAGE**

5.18m x 3.66m (16'11" x 12'0")

Single garage with up-and-over door.

#### **TENURE**

LEASEHOLD

Term of Lease 939 years remaining  
Service Charge £250 per quarter £1000 pa.  
Share of Freehold.

#### **COUNCIL TAX**

Band D

