



8 Hailey Court,
Evansfield Road, Llandaff
North
CF14 2F7

Asking Price £174,950
Flat/Apartment
2 Bedrooms

Tenure - Leasehold

Floor Area - 544.00 sq ft

Current EPC Rating - null

Potential EPC Rating - null

An immaculate and beautifully presented ground-floor flat, ideally located in Hailey Court in Llandaff North. The current owner has fully renovated this lovely home and is offered for sale with no onward chain. The property has a dedicated residents-only parking space, well-maintained communal gardens and is a short walk to the train station and the excellent local amenities of Llandaff North and Whitchurch Villages. The property is accessed via a secure communal entrance. Upon entering the property, you are welcomed into a spacious hallway to a lounge/dining area, a newly fitted kitchen, two bedrooms, and a newly refurbished shower room. The property benefits from gas central heating, complete with new radiators, as well as double-glazed windows with updated windowsills and air vents. Viewings are recommended.

ENTRANCE HALLWAY

Storage cupboard housing the electric meter and new circuit board. Another storage cupboard with shelving, laminate flooring, and a newly fitted radiator.

BEDROOM ONE

2.95m x 2.64m (9'8" x 8'7")

Carpeted throughout with a newly fitted radiator, uPVC windows with air vents, and new windowsills, overlooking the front aspect.

BEDROOM TWO

2.18m x 1.88m (7'1" x 6'2")

Carpeted throughout, with a newly fitted radiator, uPVC windows with air vents, and new windowsills to the rear aspect.

SHOWER ROOM

2.26m x 1.88m (7'4" x 6'2")

A newly fitted three-piece suite, including a vanity unit, WC, and a spacious shower enclosure with a glass panel. The room features non-slip flooring, wall-to-floor panelling, a newly fitted uPVC frosted glass window, a radiator, and a towel rail.

LOUNGE/DINER

5.56m x 3.25m (18'2" x 10'7")

Carpeted with a uPVC bay window overlooking the front communal garden, complete with new windowsills and air vents. The room also features two new radiators.

KITCHEN

2.18m x 3.25m (7'1" x 10'7")

A newly fitted Homebase kitchen featuring laminate flooring, tiled splashback and surrounds, a combi boiler, fridge-freezer, washing machine, and ample storage, including a corner carousel unit. There is a uPVC window to the rear aspect, along with a sink and a cooker with a four-ring hob.

OUTSIDE

The property includes an allocated parking space for residents, a communal garden, and washing lines. Additionally, there is a spacious storage cupboard in the ground-floor communal hallway, accessible solely to this property via a lock and key.

TENURE

Leasehold.

999 years from 01/09/1990. Start: 14/02/1991 End 01/09/2989. 964 years remaining.

Service Charge £998.50 p.a

COUNCIL TAX

Band C



