

# **CROFTS DAVIES & CO**

*Estate Agency, Lettings and Property Management*

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*259 Heathwood Road, Llanishen, Cardiff, CF14 4HS*



## **22 MARION COURT, LISVANE ROAD, LLANSHEN** **CARDIFF CF14 0RZ**

Modern, Easily Maintained, First Floor, Two Bedroom Flat pleasantly situated in a purpose-built block in it's own grounds just off Lisvane Road. Local facilities are within easy reach at Llanishen Village with a Post Office, bank and wide range of amenities and there is a rail link to the rest of Cardiff via the station at Llanishen, a short walk. Ample recreational facilities are also within easy reach at Llanishen & Lisvane Reservoirs with many walks and paths around them.

Marion Court is a development of two blocks, this flat being in the block that is nearest the reservoir and has views towards Llanishen Reservoir. This particular flat was fully modernised a short while ago with a renovated kitchen, bathroom, decorations and modern heaters and now offers well proportioned, easily maintained accommodation that would suit either a first time purchaser or for retirement.

Briefly Comprising: Hall, Lounge with attractive view, Fitted Kitchen, Two Bedrooms and Bathroom with shower. Ample storage space with additional large lobby cupboard. Ample car parking and maintained gardens to surround.

**VIEWING BY APPOINTMENT:NO CHAIN**

**PRICE GUIDE: £184,950**

**ACCOMMODATION:** Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated

**GROUND FLOOR: Communal Entrance Hall: Stairs and Landing to**

**Lobby shared with number 23.** Door off to large store cupboard, front door to flat.

**HALL:** Solid front door, Large built-in cupboard with shelf and hanging rail. Airing cupboard with hot water tank and slatted shelving, Electric storage heater, coving and two fitted lights.

**MAIN LOUNGE: (14'3 x 11'1)** Double glazed upvc window to rear with view towards the reservoir, curtain pole above. Electric heater, pebble effect electric fire with marble hearth, surround to match and mantle piece over. Coving and pendant light.

**KITCHEN: (12'8 x 7'1)** Double glazed Upvc window to front, Range of fitted units comprising, cupboards, drawers and roll top work surfaces, built-in sink unit, fitted electric hob with oven under and extractor over, space for washing machine, dishwasher, fridge/freezer and tumble drier. Splash back tiling, coving, four spot ceiling light fitting.

**REAR BEDROOM ONE: (12'4 x 11'4)** Double glazed Upvc window to rear with curtain pole above and view towards reservoir, built-in cupboard with hanging rail and shelving, fuse board and meter, pendant light.

**FRONT BEDROOM TWO: (9'8 x 8'7)** Double glazed Upvc window to front curtain pole above, built in wardrobe with double timber panelled doors and water meter, coving and pendant light.

**BATHROOM: (6'4 x 6'4)** Double glazed Upvc frosted window to front. Suite in white comprising: Panelled bath with electric shower over as well as combined tap/hand held shower, fold back pray screen, wash hand basin, low flush close coupled w.c. fully tiled walls, extractor fan, and ceiling light.

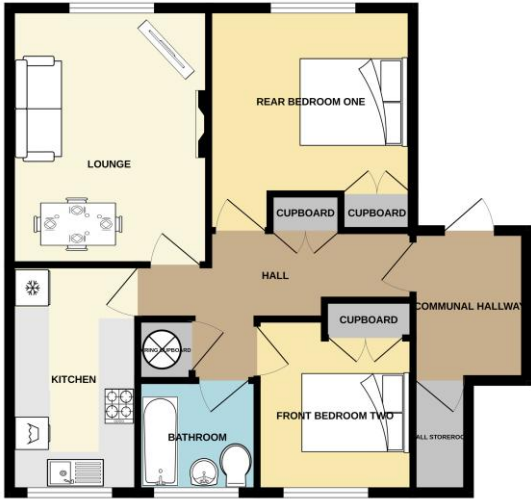
**EXTERIOR**

Marion Court is set in it's own grounds with ample car parking and maintained communal gardens to the rear.

**TENURE:** We understand the tenure to be Leasehold with 956 years remaining, but you should have this checked by your own legal adviser. **NB:** There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling some distance to view the property. We understand there are service charges of £1488 per annum.

**VIEWING:** By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore, to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.

GROUND FLOOR  
673 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA: 673 sq.ft. (62.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, measurements of floors, windows, rooms and any other details are approximate and not guaranteed to be exact. The plan is for information only and should not be used for legal or prospective purposes. The services, systems and appliances shown have not been tested and are guaranteed as to their operation at the time of the plan.  
Mortgage Ref: 100000





Details End