





1 Thomas Court Harrismith Road

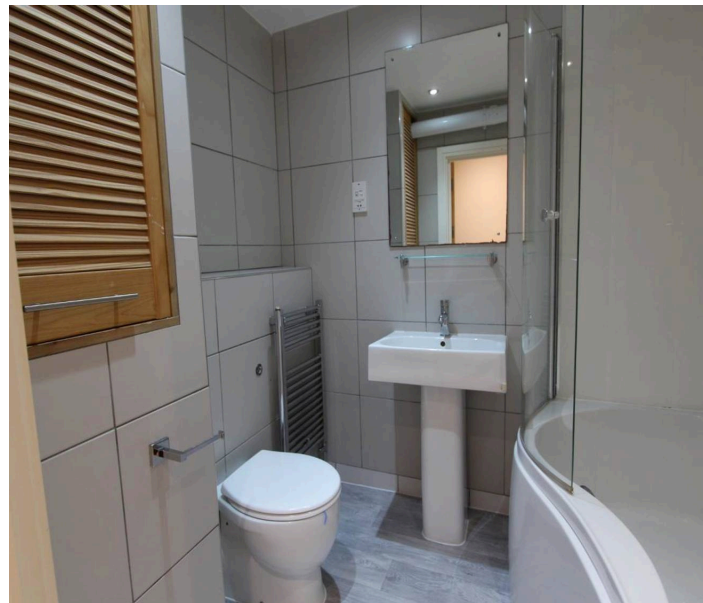
Penylan, Cardiff

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

- TWO BEDROOM GROUND FLOOR APARTMENT
- OPEN PLAN LOUNGE/KITCHEN/DINER
- TWO LARGE DOUBLE BEDROOMS
- EN-SUITE AND SEPARATE BATHROOM
- SECURE GATED PARKING
- PRETTY COMMUNAL GARDENS
- NO ONWARD CHAIN AND EPC C80
- CLOSE TO ROATH PARK AND WELLFIELD ROAD
- SIMPLE COMMUTE TO CARDIFF CITY CENTRE





Communal Hallways

Communal hall entered via double glazed security door

Hallway

Hallway with telephone entry system and 2 large storage cupboards - one housing a washing machine and tumble dryer

Lounge/Kitchen

20' 6" x 13' 3" (6.26m x 4.04m)

Large double glazed window to front. Kitchen with integrated appliances, breakfast bar. part tiled walls, 2 radiators and wall lights.

Bedroom One

13' 8" x 11' 9" (4.17m x 3.59m)

2 large double glazed windows, radiator and door to the en-suite

En-Suite

With a low level WC, wash basin, shower cubicle plus fully tiled walls and flooring.

Bedroom Two

17' 7" x 8' 3" (5.37m x 2.52m)

Another good sized double room with large double glazed window to the front, radiator and wall lights.

Bathroom/WC/Shower

Fully tiled with P shaped bath and shower over, close coupled WC, wash hand basin and a cupboard housing the gas central heating boiler.

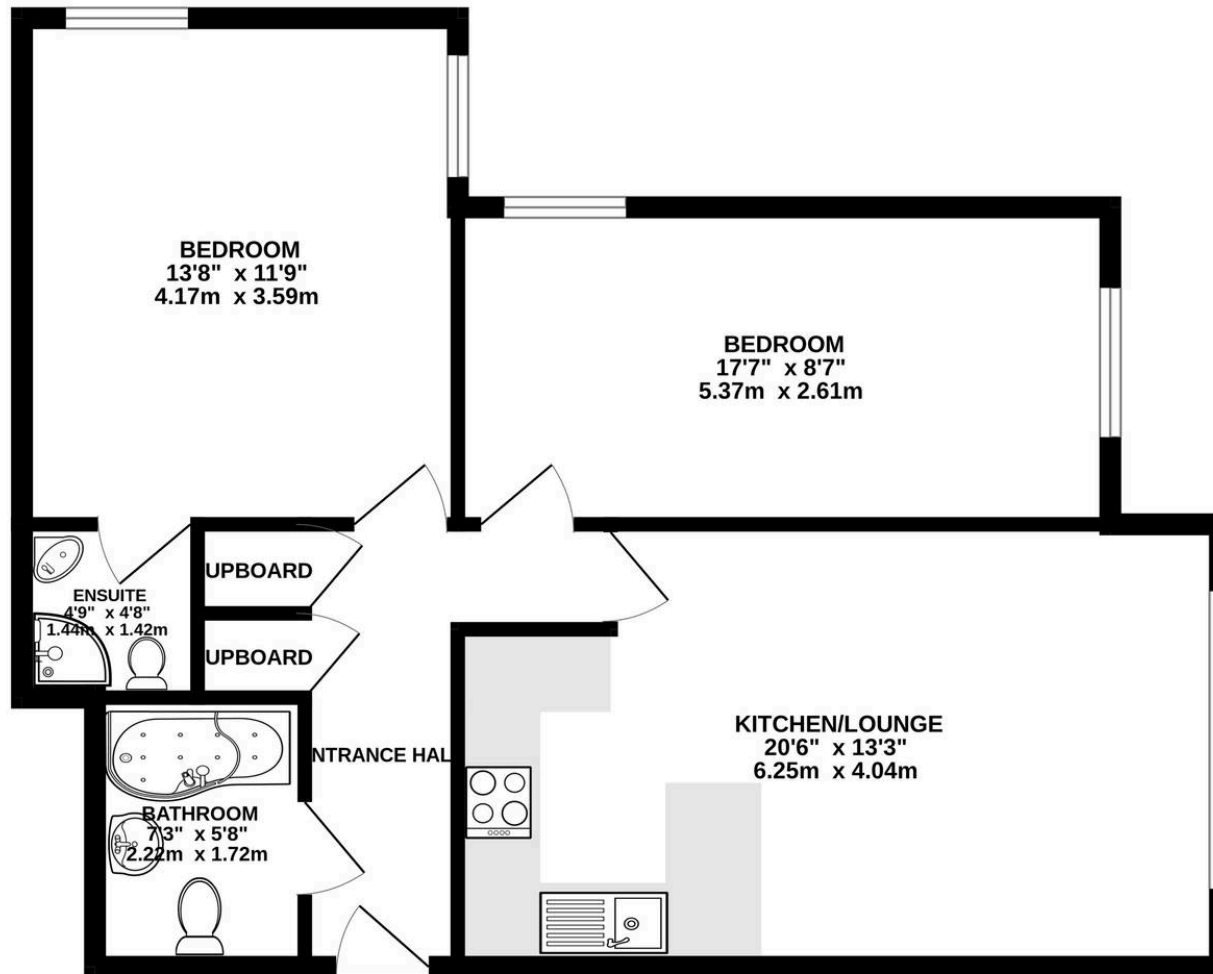
Communal Garden

Pretty and well tended communal gardens

Secure gated parking - 1 Parking Space



GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 sq.m.) 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 operability or efficiency can be given.
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