



Heol Hir

| Llanishen | Cardiff | CF14 5AZ

Hern and Crabtree

HEOL HIR

Guide Price £107,500



Hern and Crabtree

Nestled in the charming village of Llanishen, Cardiff, this delightful retirement flat is a true gem for those over 60 looking for peaceful accommodation. Built in 1986 by the renowned McCarthy and Stone, this ground floor apartment offers not just a home, but a lifestyle. Convenience is key with this property, as it is ideally located within easy walking distance to the amenities of Llanishen village. Whether it's a leisurely stroll to the local shops or a quick visit to the nearby cafes, everything you need is just a stone's throw away.

Boasting one cosy bedroom, this property provides a perfect retreat for those seeking tranquillity. The direct access to the patio area and communal gardens is a rare find, allowing you to enjoy the fresh air and greenery right at your doorstep. Additional benefits include a residents lounge, laundry room and guest facilities.

If you are looking for a comfortable and convenient retirement living option in a well-established community, this flat in Heol Hir is the perfect choice. Don't miss out on the opportunity to make this charming property your new home sweet home.

Entrance Hall

LVT flooring, security intercom and safety cord. Storage cupboard with consumer unit and meters. Doors to:

Lounge Diner

15'4 x 10'7

PVC window and door to the rear aspect offering access to the rear patio and communal gardens. LVT flooring, fireplace. Wall mounted electric heater. Coved ceiling. Archway through to kitchen.

Kitchen

7'3 x 5'3

Fitted kitchen with matching range of base and eye level units. Stainless steel sink unit with swan neck mixer tap and drainer. Space for cooker, pull out extractor over. Integrated fridge. Under counter lighting.

Bedroom

12'0 x 8'7

PVC double glazed window to the rear, LVT flooring, built-in wardrobes.

Shower Room

6'6 x 5'3

Double walk in shower cubicle with fitted electric shower, seat, hand rails and glass sliding door. Vanity unit incorporating sink and storage under. Close coupled WC, tiled walls, chrome heated towel rail. Extractor fan. Wall mounted heater.

External

Lovely communal garden areas and parking.

Additional Benefits

The complex offers the additional benefits of a lift, residents lounge, laundry room and guest facilities.

Tenure

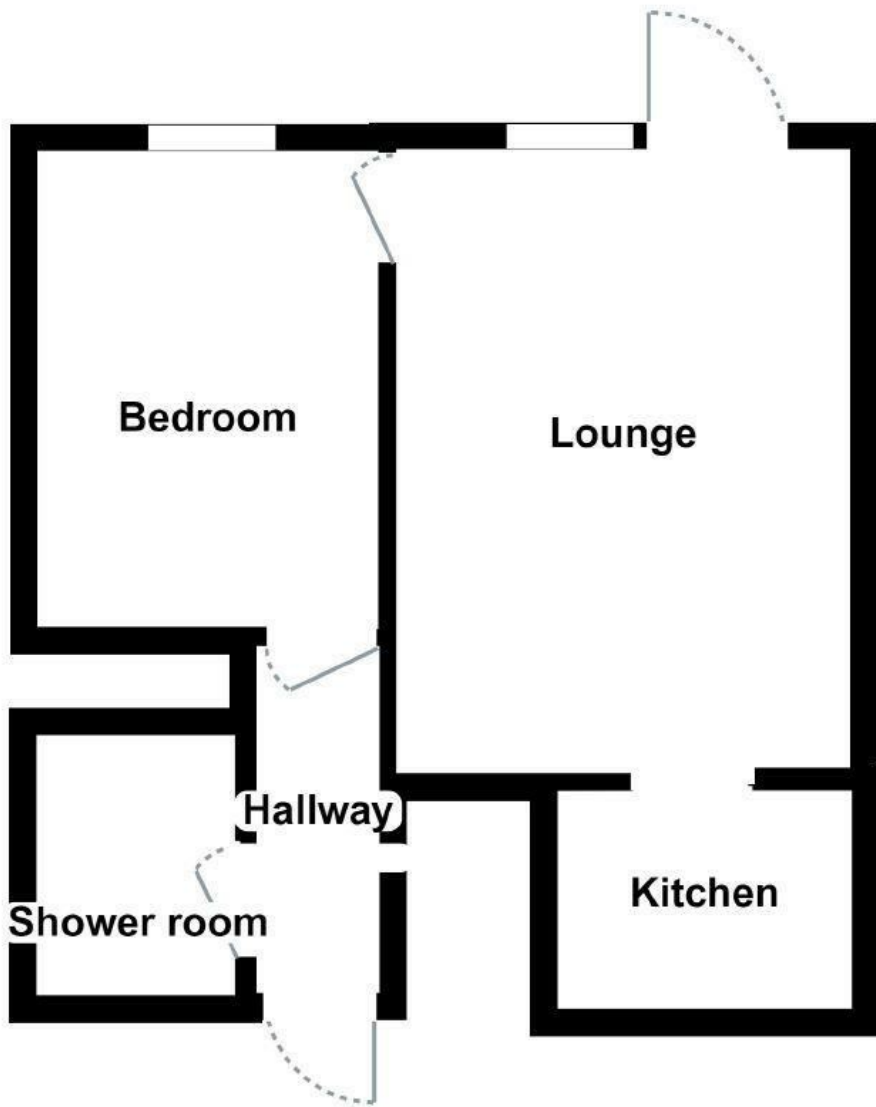
The current owners have informed us that the property is Leasehold - Lease is 99 years from 1986 with a Service Charge of £1,550 per 6 months and a Ground Rent of £498 per annum to include water rates. (Your legal representative will need to verify this information)

Additional Information

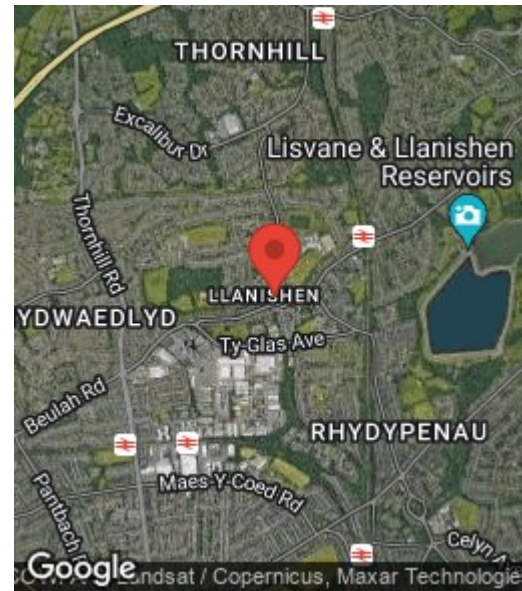
Council Tax - C
EPC - C



Call Hern & Crabtree to arrange a viewing on **02920 620 202**



For illustration purposes only. Not to scale.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 80 | 82 |
| England & Wales | EU Directive 2002/91/EC | |



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<https://www.hern-crabtree.co.uk>



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.