



£120,000 Leasehold

Beaufort Square | Cardiff | CF24 2TT

Hern &
Crabtree

Lovely one-bedroom ground floor flat located in Beaufort Square, Cardiff. This property comprises an open plan lounge/kitchen, one bedroom and bathroom.

Situated in a prime location, this flat offers excellent access to Cardiff city centre, the M4 and A48, making it ideal for those who enjoy the hustle and bustle of urban living. Additionally, being near Newport Road ensures easy access to various amenities and services, including the nearby Tesco and national outlets.

Whether you're a first-time buyer looking to step onto the property ladder or an investor, this flat presents a fantastic chance to own a piece of Cardiff's vibrant lifestyle. Don't miss out on the chance to make this lovely flat your new home!



Entrance

Entrance leading to a communal hallway and then a door leads into the flat.

Hallway

Laminate flooring. Storage heater. Storage cupboard. Further cupboard housing the water tank. Door leading to the lounge/kitchen, door to bedroom and door to the bathroom.

Bathroom 6'7" max x 6'9" max

Three piece suite comprising panelled bath with fitted shower over, mixer taps, glass screen, pedestal wash hand basin and a close coupled WC. Tiled effect click laminate flooring. Wall mounted heater and extractor fan.

Lounge/Kitchen 21'12" x 9'8" max narrowing to 7'8" max

The lounge area has double glazed window to the rear aspect. Storage heater. Laminate flooring. Coved ceiling. Open to the kitchen area.

The kitchen area has fitted matching range of base and eye level units. One and a half bowl stainless steel sink unit with swan neck style mixer taps. Space for fridge/freezer. Space and plumbing for washing machine. Built in electric oven. Built in four ring electric hob with extractor fan over. Sockets incorporating USB charging points.

Bedroom 12'9" x 9'9"

Two double glazed windows to the rear aspect. Fitted carpet. Wall mounted heater. Built in double wardrobe to the recess.

Outside

One allocated parking space. Views over a central park area.

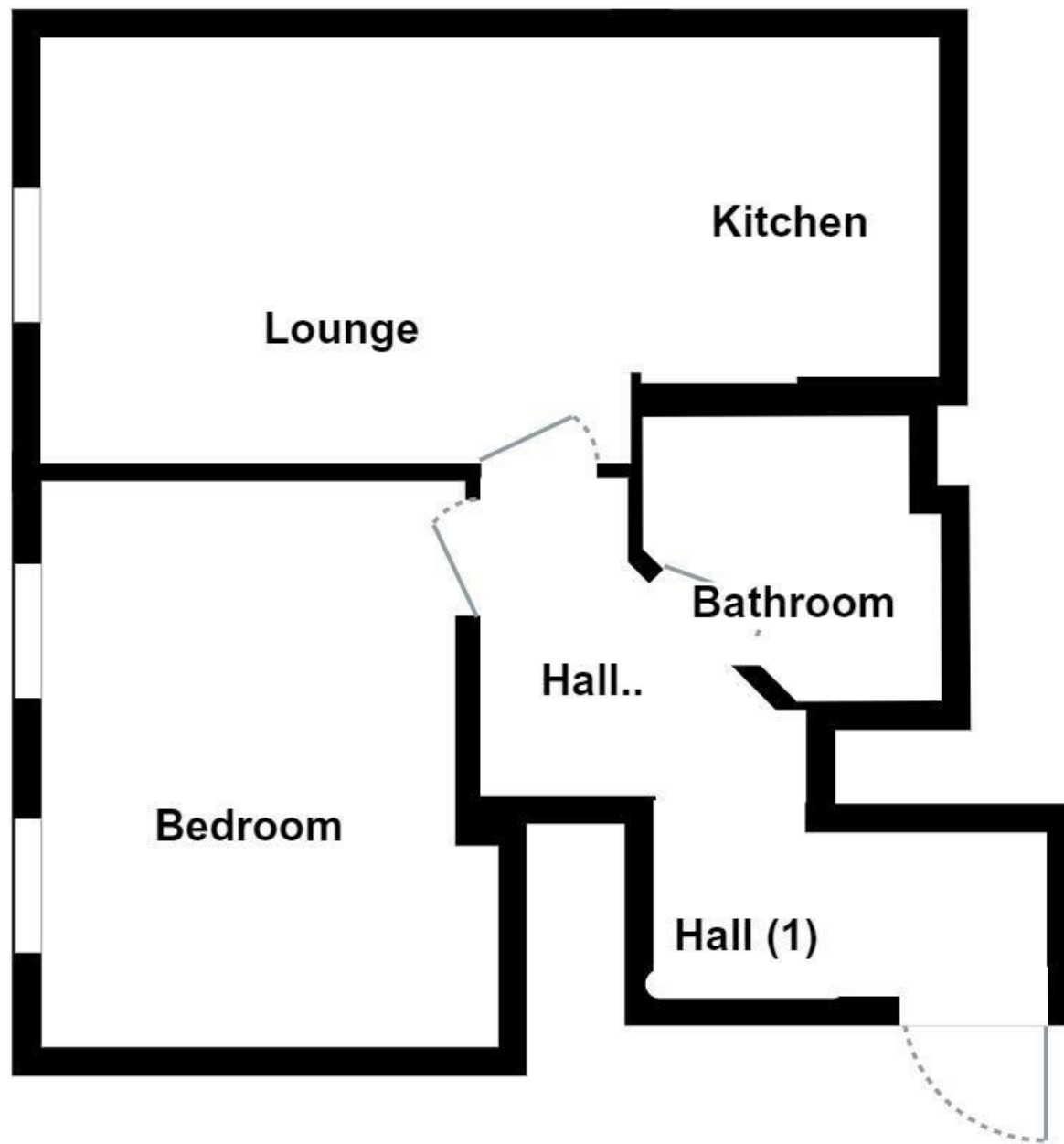
Additional Information

We have been advised by the vendor that the property is Leasehold. 999 years from 1 January 2002. Ground Rent £77 per annum Service Charge approx £782.11 every 6 months These details will need to be

confirmed by your legal representative.



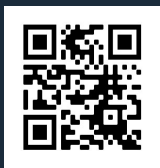
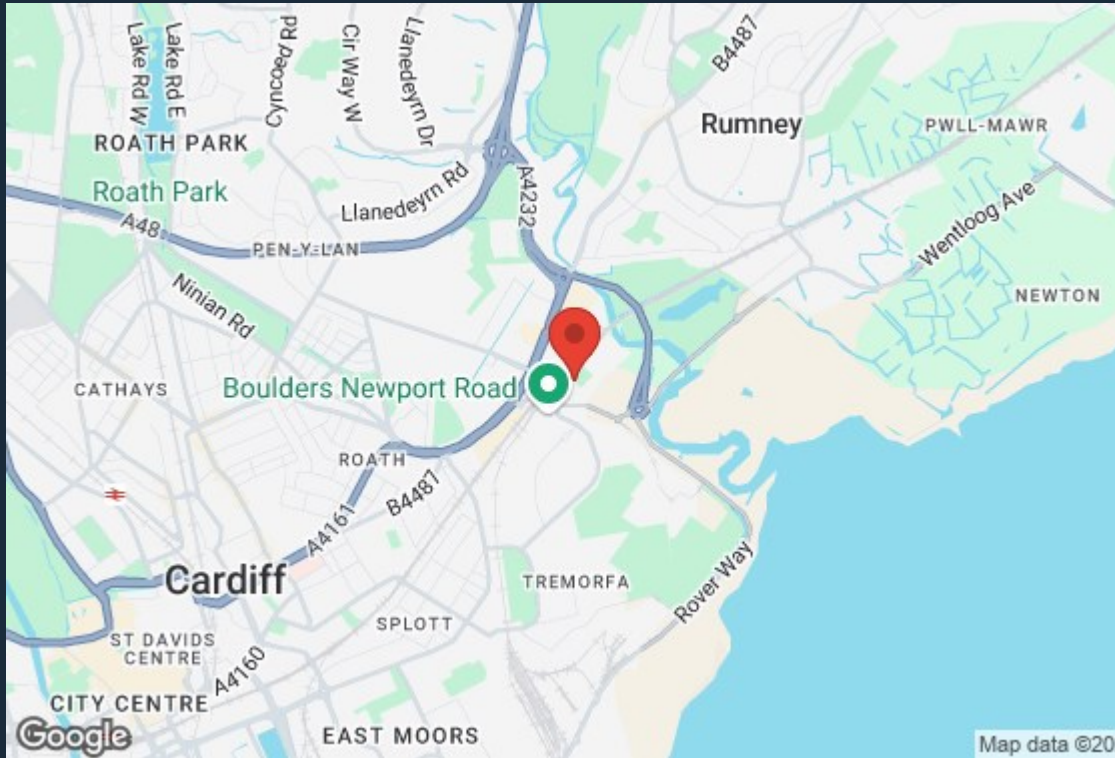




IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

BEAUFORT SQUARE
PENGAM GREEN
CARDIFF
CF24 2TT



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