



£97,500 Leasehold

Heol Hir | Cardiff | CF14 5AZ

Hern &
Crabtree

Welcome to this charming one-bedroom first-floor flat located in the heart of Llanishen, Cardiff. Situated in a retirement complex, this property offers a peaceful and secure environment for those looking to enjoy their golden years.

Upon entering, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The bedroom is spacious and provides a comfortable retreat at the end of the day. The bathroom is well-maintained and offers all the necessary amenities.

One of the highlights of this property is the convenience it offers. With a lift for easy access, communal lounge for social gatherings, beautiful gardens to enjoy the outdoors, and a launderette for added convenience, this flat truly caters to a comfortable lifestyle.

Located in Llanishen village, residents have easy access to a variety of shops, ensuring that daily errands are a breeze. Whether you're looking to run a quick errand or simply enjoy a leisurely stroll, this location offers the best of both worlds.

This property is offered with no chain, making it a hassle-free option for those looking to make a move. To truly appreciate all that this flat has to offer, a viewing is a must. Don't miss out on the opportunity to make this lovely flat your new home.



Flat hallway

Fitted carpet, storage heater, storage cupboard which houses boiler and electrical consumer board. Doors to Bedroom, shower room and:

Lounge/diner 17'5 x 10'1

Upvc double glazed window to side aspect, storage heater, fitted carpet, archway to:

Kitchen 7'4 x 6'9

Upvc double glazed window to side aspect. Fitted with a matching range of base and eye level units, a stainless steel sink unit, space for a cooker and space for an under-counter fridge.

Bedroom 14'3 x 8'7

Upvc double glazed window to side aspect, storage heater, fitted carpet, built-in wardrobe.

Shower room 7'1 x 5'4

shower cubicle with fitted electric shower and glass sliding door, vanity unit with sink and storage under, close coupled WC. wall-mounted heater.

Outside and parking

Communal gardens and off-road parking.

Additional information

We have been advised by the seller that the property is leasehold and with

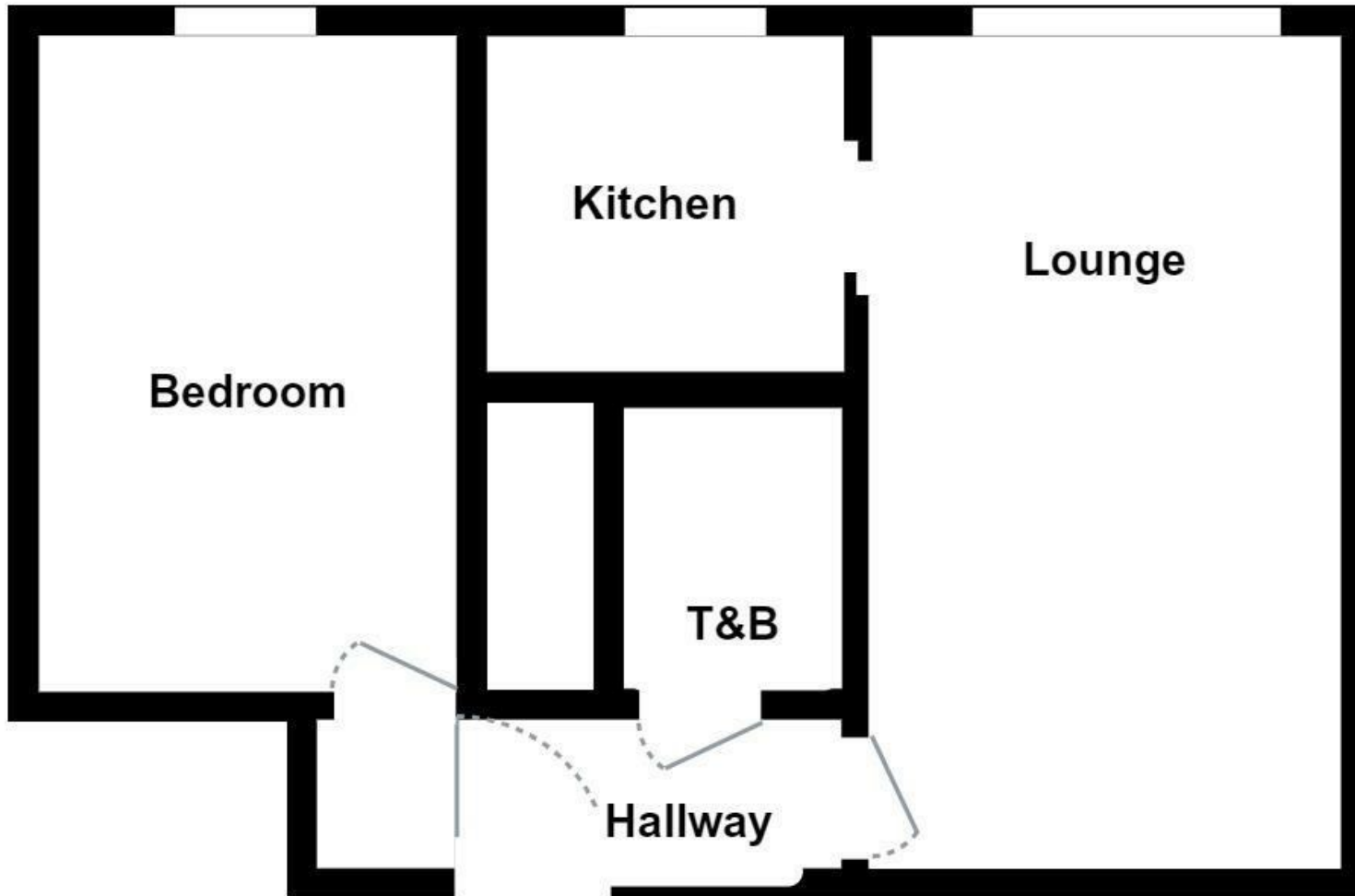
a term left of 120 years from 2024.
Annual Ground Rent - £488.00
Service and Maintenance charge - £4,800.00 annually.
These figures will need to be verified by your legal representative.
EPC - C
Council Tax - C
Disclaimer: The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and

photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern



and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.

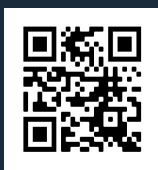
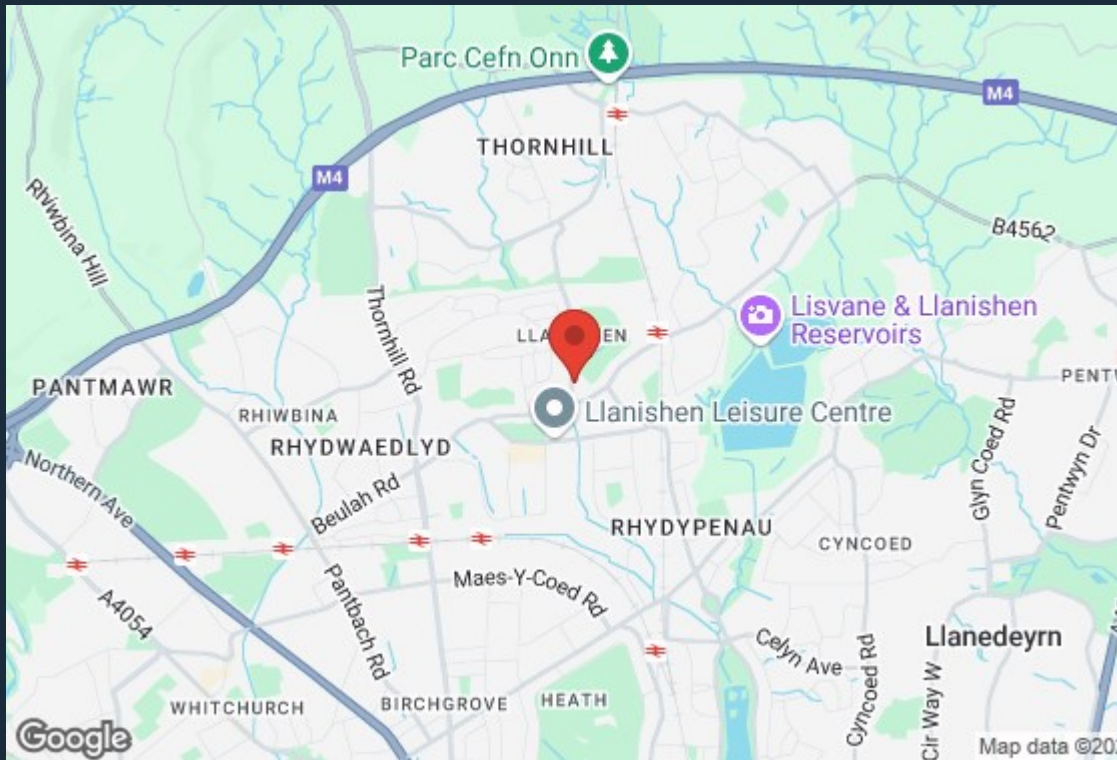




IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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		80	81
(69-80) C			
(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	

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