

£180,000 Leasehold

Lundy Close | Cardiff | CF14 5DF

Hern
Crabtree

No onward chain. A generous first-floor maisonette with an owned private garden is situated in Llanishen close to Llanishen Park and Cardiff Lifestyle Shopping district.

The maisonette briefly offers a hall, two double bedrooms, a good-sized fitted kitchen, a white bathroom suite and a sizeable lounge too. Outside is a private garden along with two purpose-built storage sheds. The lease has 89 years remaining with service charges running at approximately £670 per annum. The roof was replaced in 2022. The boiler was replaced in 2019.

Llanishen is a popular location offering a traditional village with shops, cafes and amenities along with good access to Cardiff city centre via bus and rail.



Entrance

Communal hallway, flight of stairs to the first floor, door to the apartment.

Living Room 18'0 x 11'4 max

Double glazed windows to the front and side, two radiators, coved ceiling. Electric fireplace with wooden surround and stone hearth, laid to carpet.

Kitchen 17'5 x 9'2

Double glazed windows to the side and rear. Wall and base units with work tops over. 1.5 bowl stainless steel sink and drainer. Integrated four ring gas hob with extractor over. Electric oven, underlights on the

cabinets. Combination boiler, space and plumbing for washing machine and dishwasher. Space for fridge freezer and additional appliance such as a tumble drier. Radiator.

Bedroom One 11'4 x 11'5 max

Double glazed windows to the front, coved ceilings. Built-in mirrored wardrobes, storage cupboard. laid to carpet.

Bedroom Two 11'6 x 9'4

Double glazed window to the rear, radiator.

Bathroom 6'9 x 6'2 max

Double obscure glazed window to the

side. Tiled walls and floor. Heated towel rail. WC, wash basin, bath with 'Mira' electric shower over and glass screen. Mirrored vanity cupboard.

External

Private rear garden. Two storage shed.

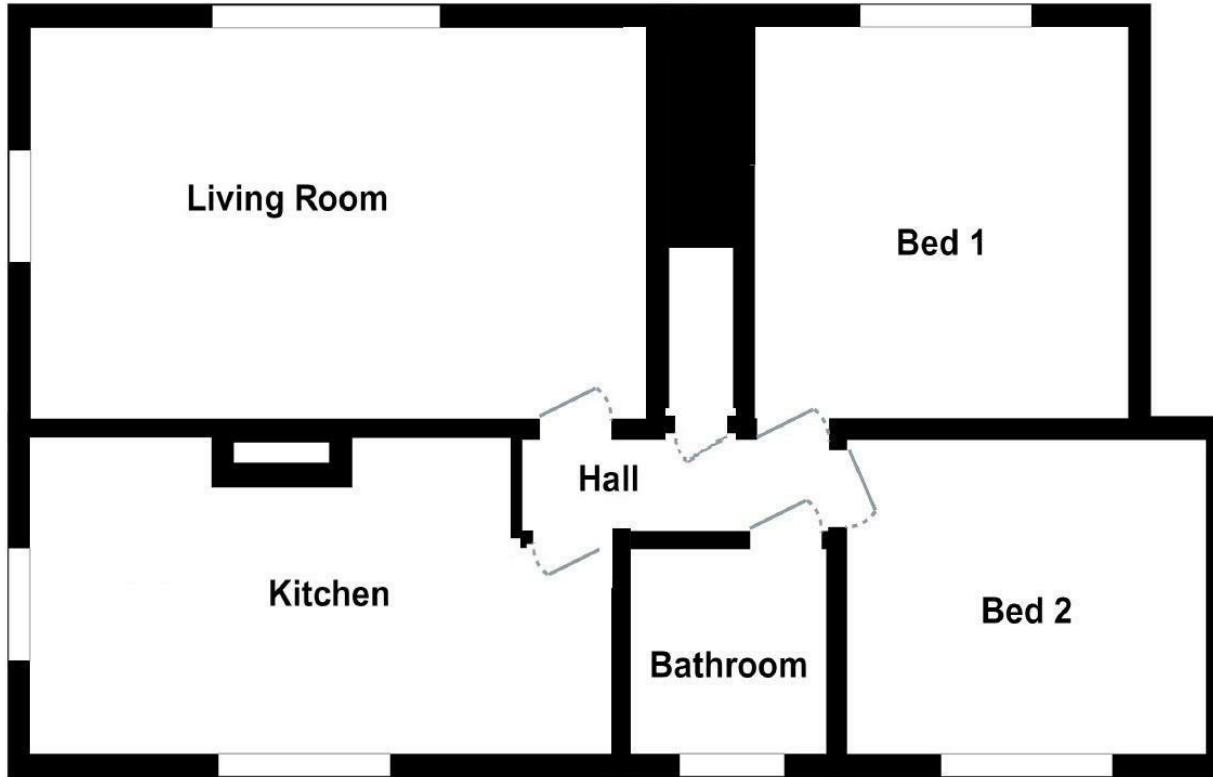
Additional Information

We have been advised by the vendor that the property is Leasehold
Council Tax Band - C
EPC - C
Tenure: Leasehold
125 From 12/10/1988
Current amount of years remaining on the lease: 89

Annual Ground Rent £ 10
Service and Maintenance Charges £58 monthly inc. building insurance.
Service charge does not include water rates
On-street parking only (no permit required)
Privately Owned outdoor space





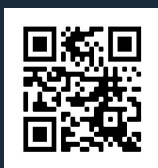


For illustration purposes only. Not to scale.

Main Floor

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		72	76
(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	



304 Caerphilly Road, Heath, Cardiff, Cardiff, CF14 4NS
Tel: 02920 620 202 Email: heath@hern-crabtree.co.uk

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



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