

£180,000 Leasehold

Lundy Close | Cardiff | CF14 5DF



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

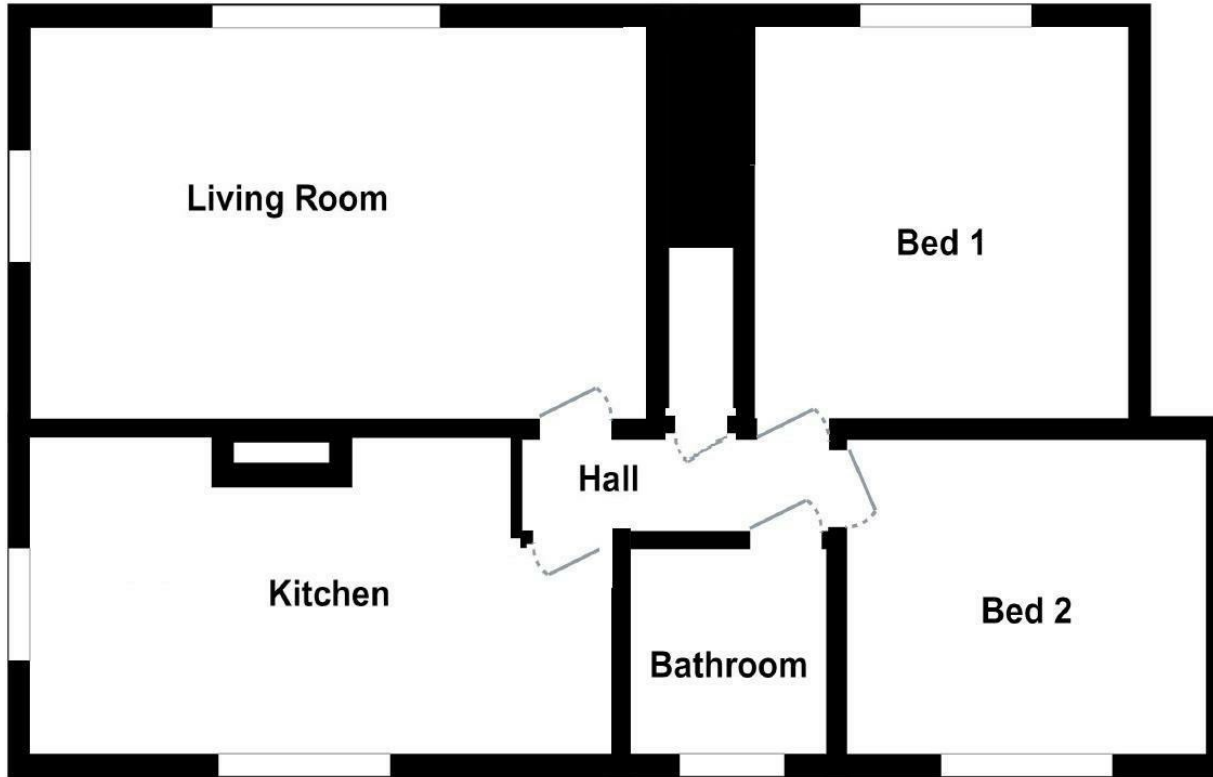
Annual Ground Rent £ 10  
Service and Maintenance Charges £58 monthly inc. building insurance.  
Service charge does not include water rates  
On-street parking only (no permit required)  
Privately Owned outdoor space  
Disclaimer: The property title and lease details (including duration and costs) 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



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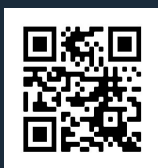


For illustration purposes only. Not to scale.

## Main Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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