

Hern and Crabtree

City Lofts

| Crwys Road Cathays | Cardiff | CF24 4PN

CITY LOFTS

Guide Price £180,000



Viewing is a must on this beautifully appointed spacious loft style third floor apartment which enjoys far reaching views across the City from the balcony/sitting area.

The accommodation comprises entrance hall, open plan Lounge/Kitchen/Dining Room, leading onto the large balcony, good size bedroom, bathroom. The property further benefits from double glazed windows, gas underfloor heating, undercroft secure gated parking, secure video entry system and lifts servicing all floors. Excellent access to the city centre with a range of local amenities within walking distance.

Entrance

Entered via a communal entrance with access to the lift.

Entrance Hall

Wood laminate flooring. Video com entrance phone. Doors leading off to:

Lounge/Kitchen/Dining Room

21'3" x 18'5"

Double glazed windows and set of french doors overlooking a sitting terrace/balcony with far reaching views towards the City. Industrial style metal ceilings. Kitchen has a four ring gas hob with integrated oven and cooker hood over and tiled splash backs. One and a half bowl sink and drainer with mixer tap. 'Valiant' gas combination boiler. Integrated 'Logic' washing machine. Integrated dish washer. Integrated fridge freezer. Space for condensing tumble dryer. Wood laminate flooring. Double

glazed obscured windows to the side offering natural light. TV point.

Sitting Terrace/Balcony

Wrought iron railings. Astro turf sitting area. Enjoys far reaching views towards the City.

Bedroom

10'3" max x 12'7" max

Space for wardrobes. Double glazed obscured windows to side. Spot lights. Wood laminate flooring.

Bathroom

9'0" max x 6'7" max

Light up shaving mirror. Fully tiled. WC. Wash hand basin. Heated towel rail. Bath with shower off the mixer tap and glass splash back screen. Vinyl floor. Extractor fan.

Outside

Allocated parking space. Seven visitor parking spaces. Entered via a secure gated entrance with electric gates. Secure coded bike storage area.

Additional information

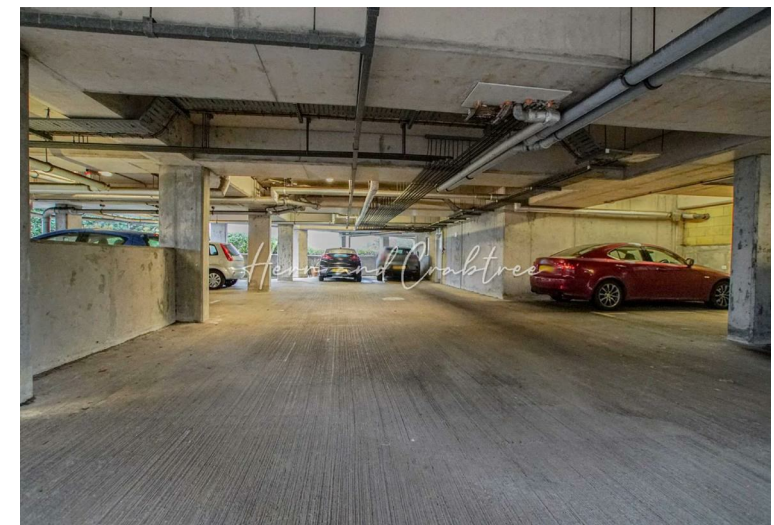
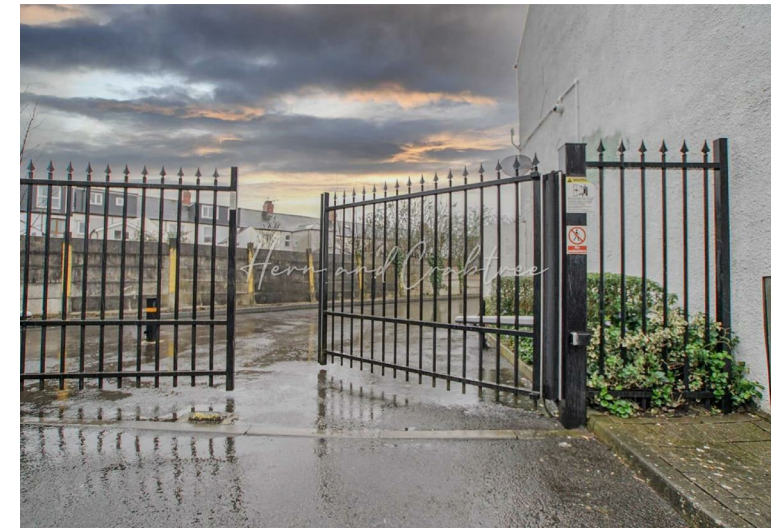
Wet system under floor heating through out off the mains gas.

There is a communal room for all residence. (Was previously used as a gym)

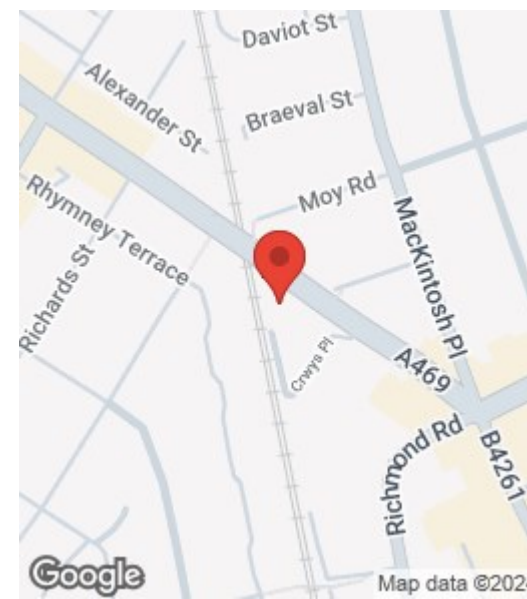
CCTV throughout the building.

Tenure

You will own a share of the Freehold. Approximately 104 years remaining on the lease with a ground rent of £50 per annum and a current service charge of increased £2540 per annum (£635 a quarter). This will need to be verified by your legal representative. The vendor of this property is known to Hern and Crabtree.



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



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		
	82	83
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>



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.