



Youghal Close

| Pontprennau | Cardiff | CF23 8RN



YOUGHAL CLOSE

Guide Price £140,000



Welcome to this charming one-bedroom second-floor apartment located in the popular and convenient area of Youghal Close, Pontprennau, Cardiff. Situated in a sought-after area, this apartment is close to various amenities, making daily errands a breeze. The nearby A48 offers easy access to transportation routes, adding to the convenience of the location.

This lovely flat offers a spacious reception room, perfect for relaxing or entertaining guests. The property boasts a well-sized bedroom, ideal for a single person or a couple looking for a beautiful space to call home. The bathroom provides all the necessary amenities for your daily needs. Additionally, this property comes with the added benefit of an allocated parking space, ensuring you always have a place to park your vehicle.

Don't miss out on the opportunity to own or rent this delightful flat in Pontprennau. Book a viewing today and envision the potential this property holds for you!

Communal Entrance

Communal entrance hallway shared with one other flat.

Entrance Hall

Wood front door, radiator, laminate flooring. Part tiled walls. Storage cupboard. Loft access hatch. Doors to:

Bedroom

13'6 x 9'7

Double glazed window to the rear, electric 'Dimplex' heater.

Bathroom

6'9 x 6'1

Double obscure glazed window to the side. Bath with integrated shower, tiled splash back, WC, wash basin. Electric 'Dimplex' heater.

Kitchen

9'9 x 5'3

Double glazed window to the side. Matching wall and base units with work tops over, integrated four ring electric hob and oven, tiled splash back. Space for

fridge freezer. Space and plumbing for washing machine. Laminate flooring.

Living Room

10'7 x 13'6

Double glazed window to the front, laminate flooring.

External

Allocated parking space.

Additional Information

We have been advised by the vendor that the property is Leasehold - 133 years remaining

Annual Ground Rent - £108.00

Annual Service charge - £1,506.00

These details will need to be verified by your solicitor. EPC - C

Council Tax Band - 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

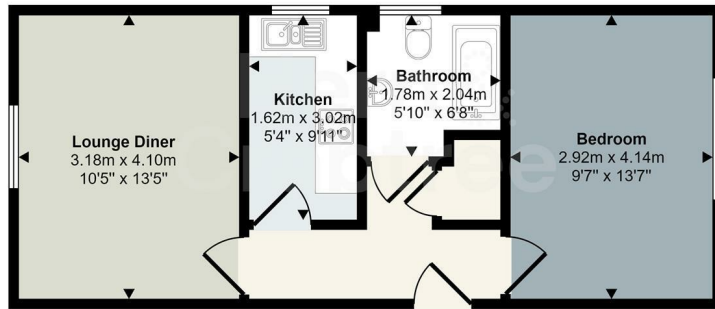
information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience 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.



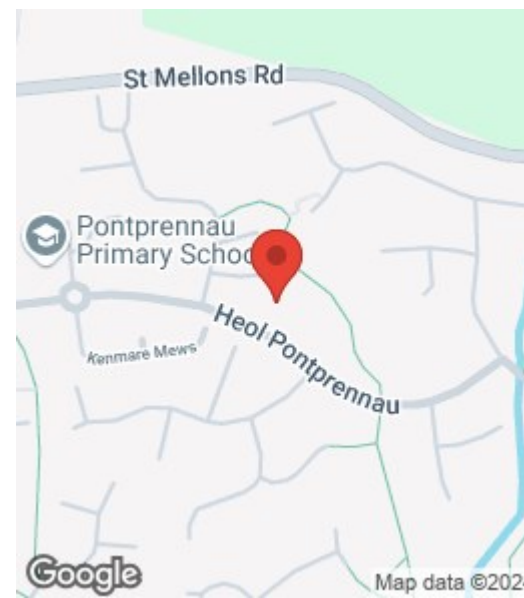
Call Hern & Crabtree to arrange a viewing on **02920 620 202**

Approx Gross Internal Area
41 sq m / 443 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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		
	72	77
England & Wales	EU Directive 2002/91/EC	



304 Caerphilly Road, Heath, 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.