

Youghal Close

PONTPRENNAU, CARDIFF, CF23 8RN

GUIDE PRICE £135,000

**Hern &
Crabtree**



Youghal Close

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!



443.00 sq ft

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

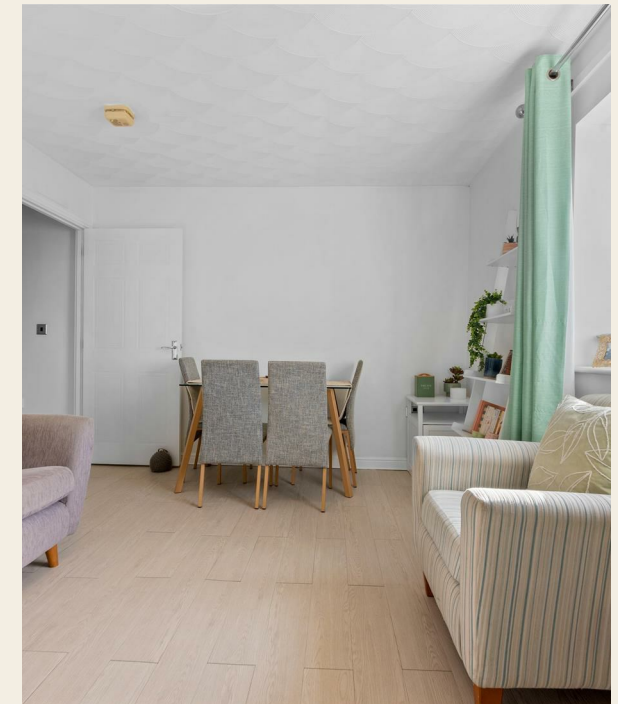
These details will need to be verified by your solicitor.

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

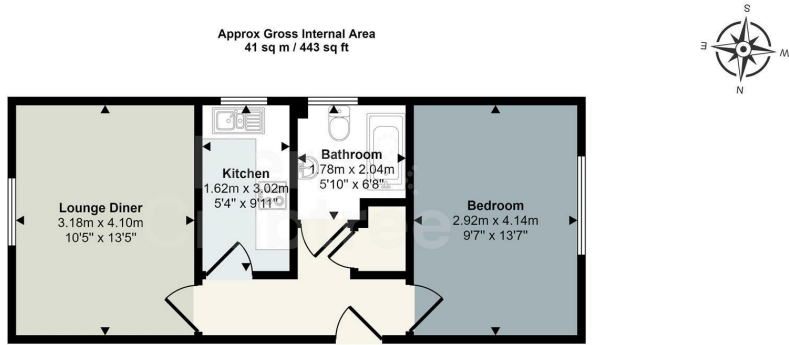
tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot 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.



Good old-fashioned service with a modern way of thinking.



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



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.



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