

# Linnet Close

PENTWYN, CARDIFF, CF23 7HG

GUIDE PRICE £147,500

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Crabtree



# Linnet Close

Enjoying scenic views of the Machen hilltops, this beautifully presented top-floor apartment Linnet Close, offers an ideal lifestyle for first-time buyers or investors. Nestled in a peaceful, well-maintained development, the property combines comfort with excellent convenience.

Situated on the third floor, the apartment features an entrance porch with handy storage, a welcoming hallway, a bright and spacious living and dining room that opens onto a relaxing sitting balcony, a fitted kitchen, two double bedrooms, and a bathroom. The apartment is filled with natural light, creating a warm and airy atmosphere throughout.

Residents enjoy a private single garage, access to communal gardens, and the benefit of a long lease. The area itself is popular for its blend of suburban calm and easy city access. Pentwyn offers a great range of local amenities including supermarkets, cafes, medical centres, gyms, and schools. For leisure and outdoor lovers, Llanishen Park and the popular Cardiff Gate Retail Park are just a short drive away.

Transport links are excellent, with regular bus services into Cardiff city centre and nearby access to the A48 and M4 motorway, making commuting across Cardiff and beyond quick and straightforward. Whether you're heading into the city for work, shopping, or a night out, or escaping to the countryside, everything is within easy reach.

- Scenic hilltop views
- Bright living/dining room
- Long Lease
- Communal gardens
- Excellent transport links
- Top-floor location
- Two double bedrooms
- Private garage
- Nearby local amenities
- EPC - TBC



# 565.00 sq ft

## Communal Entrance

## Third Floor

### Porch

Small porch with built in mirrored cupboards. Door to entrance hall. entrance phone. laminate flooring.

### Hallway

Laminate flooring. Loft access. Doors to...

### Living Room

17'5" x 10'5"

Double glazed windows to side and front. Glazed door to small sitting balcony. Laminate flooring. Radiator. Picture Rail.

### Balcony

Small sitting balcony with railing with views to the front.

### Kitchen

9'5" x 6'9"

Double glazed window to side. Wall and base units. Gas combi boiler. Space for gas cooker. Plumbing for washing machine and space for fridge freezer. Tiled flooring and splashback.

### Bedroom One

9'8" x 9'9"

Double glazed windows to side and rear. Radiator.

### Bedroom Two

6'10" x 14'0"

Double glazed window to rear aspect. Radiator. Open cupboard with shelving.

### Bathroom

6'9" x 5'9"

Bath with shower plumbed over. Glass screen. W.C. Wash hand basin. Part tiled walls and floor. Heated towel rail. Extractor Fan.

### Single Garage & Parking

Garage and parking space outside of garage. Space outside of garage is not owned but general understanding of neighbours is that the person who owns the garage parks there. There is a small car park next to the garage and on street parking.

## Tenure & Lease Info

Council Tax Band: C

Tenure: Share Of The Freehold - What is the full term of the lease? 999 years from new - Start Date 1978

Current amount of years remaining on the lease: 952

Annual Ground Rent £ 0 - Service and Maintenance Charges £ (include payment frequency) £206.97 monthly

Does the Service Charge Include Water Rates: No

Does the property your selling benefit from any outdoor space? Yes, Communal

Management Company Name and Address (If known)

Templearch

How many other flats / apartments are within the same block? 5

## Disclaimer

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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>		
(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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

