

Pentland Close

LLANISHEN, CARDIFF, CF14 5BB

GUIDE PRICE £135,000

**Hern &
Crabtree**



Pentland Close

Tucked away in a peaceful residential spot in Llanishen, this purpose-built first-floor flat is a superb opportunity for first-time buyers, investors, or anyone seeking a smart base in North Cardiff. With a stylish presentation and an abundance of natural light, the flat strikes a great balance between modern comfort and low-maintenance living.

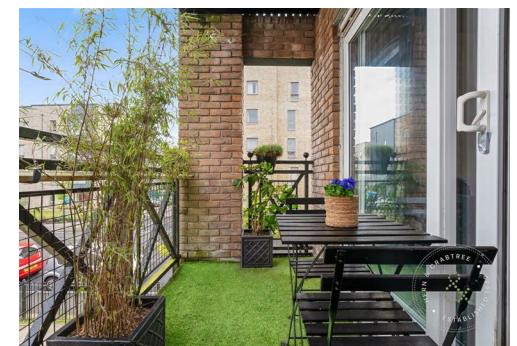
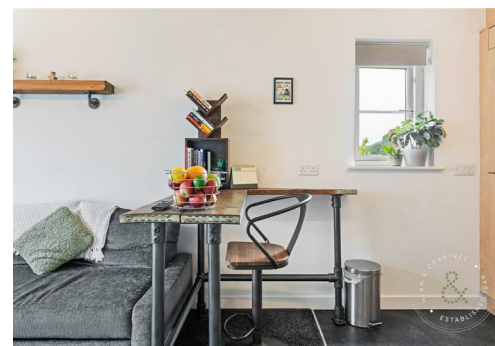
Step into a well-maintained communal hallway and into a private entrance hall that leads the way through the home. The heart of the property is its bright open-plan living space – a sociable layout combining a modern kitchen and breakfast bar with a generous lounge. A patio door opens onto a charming private balcony, perfect for a morning coffee or a quiet evening glass of wine.

The double bedroom offers a comfortable retreat with built in cupboard and space for wardrobes, while the white bathroom suite is well-appointed. Throughout, the flat has been tastefully styled and is move-in ready, making it ideal for those wanting a home without the hassle.

Outside, there's the benefit of an allocated parking space, and the development is set amongst well-tended grounds.

Living in Llanishen

Llanishen remains one of Cardiff's most sought-after suburbs, loved for its mix of leafy surroundings and excellent amenities. From here, you're well placed for local shops, supermarkets, and Llanishen Retail Park. The area is served by regular bus routes and Llanishen train station, giving swift access to Cardiff city centre. There are also nearby green spaces including Llanishen Reservoir and parks, ideal for walking and leisure.



389.00 sq ft

Communal Entrance

Hallway

Laminate floor, Intracom entry phone.

Lounge / Kitchen Breakfast Room

Double glazed sliding patio doors to a sitting balcony, electric fireplace, double glazed window to the side. Kitchen laid to one side in an L-shape with wall and base units with work tops over. four ring electric hob, integrated oven with cooker hood over. Sink and drainer, plumbing for washing machine, integrated fridge freezer. Tiled splash backs. Lounge area with a partly covered sitting balcony and wrought iron railings.

Bedroom

Double glazed windows, wood laminate flooring, electric radiator, built-in cupboard.

Bathroom

Bath with shower plumbed over and glass screen, WC, wash basin, vanity cupboard, extractor fan, vinyl floor, part tiled walls.

Tenure

We have been advised by the vendor that the property is Leasehold with 107 years remaining on the lease.

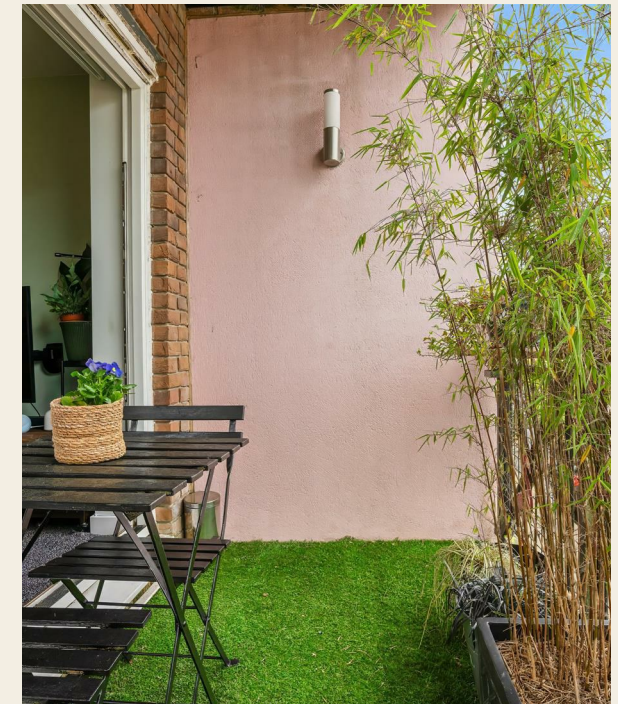
Ground rent £150.000

Service and maintenance charge: £1,340 annually

These details will need to be confirmed by your solicitor.

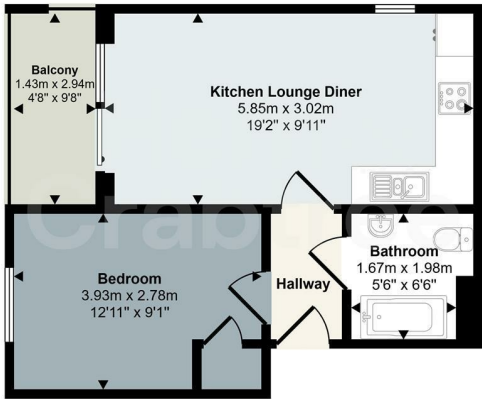
Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.



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

Approx Gross Internal Area
36 sq m / 389 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		
England & Wales		EU Directive 2002/91/EC

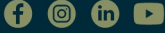


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