

Marle Close

PENTWYN, CARDIFF, CF23 7EP

GUIDE PRICE £159,950

**Hern &
Crabtree**



Marle Close

No Onward Chain. Located on the top floor of a purpose-built development, this spacious two-bedroom apartment offers light-filled accommodation spanning approximately 680 sq ft. Well-maintained and neatly presented, it features a spacious living room, fitted kitchen, two double bedrooms, an en suite shower room, and a further bathroom. Offering an Allocated Off-Street Parking Space and a Long Lease. The property is ideal for first-time buyers, downsizers, or investors seeking a well-connected home in Cardiff.

Marle Close enjoys a convenient position in Pentwyn, a popular suburb to the east of the city. The area benefits from nearby shops and cafés, easy access to Parc Coed y Nant and the green open spaces surrounding Llanedeyrn, and excellent public transport links to Cardiff city centre. The A48 and M4 are also close by, making this a superb base for commuters. Local amenities include Cardiff Gate Retail Park, leisure facilities, and several well-regarded schools.

Offering comfortable living in a desirable residential setting, this top-floor apartment combines practicality and privacy with an accessible location close to everything the capital has to offer.



680.00 sq ft

Communal Entrance

Accessed via a secure entry system, with stairs rising to the upper floors.

Entrance Hall

Entered through a wooden fire door into a central hallway with radiator, entry phone, and two built-in storage cupboards providing useful space for coats and household items.

Living Room

A bright and inviting reception area with double-glazed windows to the front aspect. A radiator provides warmth, while a squared arch opens into the adjoining kitchen, creating a sociable flow between spaces.

Kitchen

Fitted with a range of wall and base units with work surfaces over, stainless steel sink and drainer, four-ring integrated hob with electric oven beneath, and an integrated washing machine. There is also space for a freestanding fridge freezer and a double-glazed obscure window to the side, allowing natural light.

Bedroom One

A well-proportioned double bedroom with double-glazed window to the side, radiator, and built-in wardrobe.

En Suite Shower Room

Fitted with a corner shower enclosure, WC, wash hand basin, heated towel rail, and tiled walls.

Bedroom Two

Another comfortable double bedroom with double-glazed window to the side and radiator.

Bathroom

Comprising a panelled bath, WC, wash hand basin, tiled walls, carpeted floor, and heated towel rail.

Parking

A separate designated space legally owned by the property

Leasehold

Tenure: Leasehold

What is the full term of the lease? 125 years from new

Start Date 01/09/2005

Current amount of years remaining on the lease 105

Annual Ground Rent £ 184

Service and Maintenance Charges £ (include payment frequency)

877.40 per half year

Does the Service Charge Include Water Rates: No

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

Are you able to rent out the property? Yes

According to the lease, are occupants allowed to keep pets? Yes but with restrictions set in the lease

How many other flats / apartments are within the same block? 8

Disclaimer

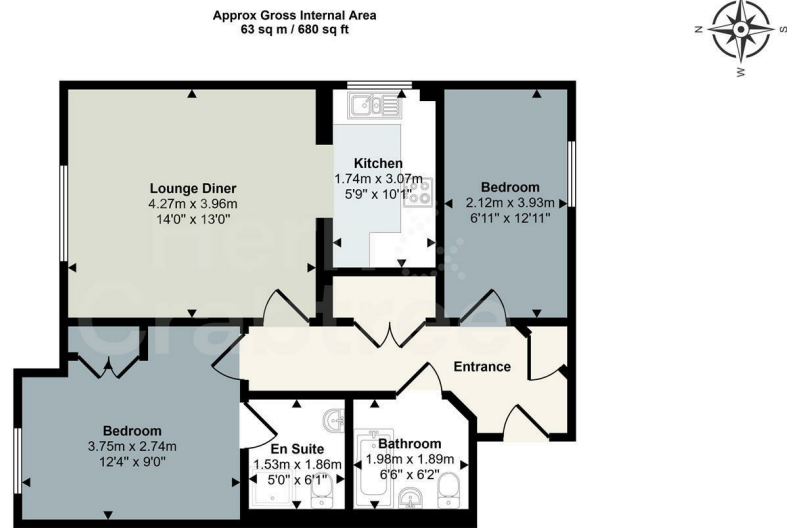
Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a

non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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	78	79
(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

