

Pen-Y-Lan Road

CARDIFF, CF23 5HU

GUIDE PRICE £255,000

**Hern &
Crabtree**

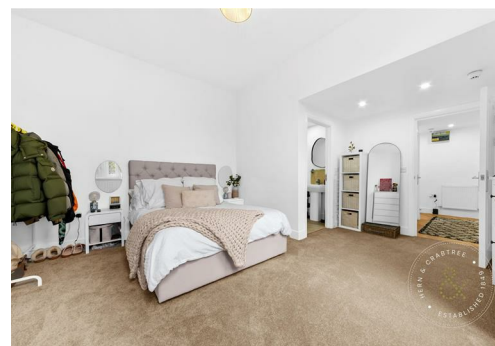


Pen-Y-Lan Road

No Chain! Ground Floor Flat With Gated Parking - Set within the desirable Pen-Y-Lan district, this stylish ground-floor apartment at Francis House is a light and spacious residence.

Designed with a thoughtful layout and refined finishes, the home presents an ideal opportunity for those seeking modern city living within a peaceful residential setting. From the entrance hall, A bright open-plan living space forms the heart of the home, with wood-topped kitchen units and ample room to dine or relax. The generous principal bedroom enjoys its own en suite, while the second double bedroom provides flexibility for guests or home working. Practical touches include a separate utility cupboard, gas central heating and double glazing throughout, ensuring comfort and convenience in equal measure. It boasts easy gated off-street parking with an allocated space.

Roath and Pen-Y-Lan are among Cardiff's most sought-after neighbourhoods, prized for their period architecture, leafy streets and strong sense of community. Roath Park and its scenic lake lie within easy reach, offering tranquil green space for walks and recreation. The area is well served by independent cafés, restaurants and local shops, while excellent schools and efficient transport links make the location ideal for both professionals and families. Cardiff city centre is just a short distance away, bringing cultural venues, shopping and business districts within easy reach.



699.00 sq ft

Communal Entrance

Entrance Hall

Entered via a communal ground-floor entrance, the private hallway opens into a welcoming T-shaped layout that connects seamlessly to each room. There are two built-in cupboards: one fitted as a utility space with plumbing and room for a washing machine, and the other providing convenient storage. Finishes include LVT flooring, gas central heating radiator, spotlights, intercom system, telephone point and electric fuse board, with doors leading off to all principal rooms.

Kitchen / Diner / Lounge

A bright and sociable space designed in an L-shaped layout, with the kitchen neatly offset to one side. The kitchen offers a range of base units with wooden worktops, integrated oven and four-ring electric hob with splashback and cooker hood, single-bowl sink with mixer tap, and space for a fridge-freezer. The open plan continues into a comfortable living and dining area with double-glazed windows to the rear and side aspects, radiator and matching LVT flooring that flows seamlessly from the hallway.

Bedroom One

A generous double bedroom with two double-glazed windows to the rear aspect, fitted carpet, radiator and alcoves for storage. A door leads through to the en suite.

En Suite

Comprising a corner shower quadrant with electric shower, WC and wash-hand basin with

tiled splashback, shaver point, tiled flooring, chrome heated towel rail, extractor fan and spotlights.

Bedroom Two

A second double bedroom, ideal as a guest room or home office, with a double-glazed window to the side, fitted carpet and radiator.

Bathroom

Fitted with a panelled bath and plumbed shower over, glass screen, WC and wash-hand basin with tiled splashbacks. The room also features a heated towel rail, tiled floor, part-tiled walls, extractor fan, electric shaver point and spotlights. A concealed cupboard houses the Vaillant gas combination boiler. A double-glazed obscure window to the side allows natural light to filter in from the hallway.

Outside

The property benefits from gated, allocated parking to the rear and access to a communal patio area providing a pleasant outdoor space.

Tenure

Tenure: Share Of The Freehold

Term = 125 years from 2011

Current amount of years remaining on the lease: 111 years

Annual Ground Rent £ £0.00 (Nominal payment of £1 on purchase)

Service and Maintenance Charges = £600 annually, paid £50 monthly

Shared with: 6 other flats within block

Disclaimer

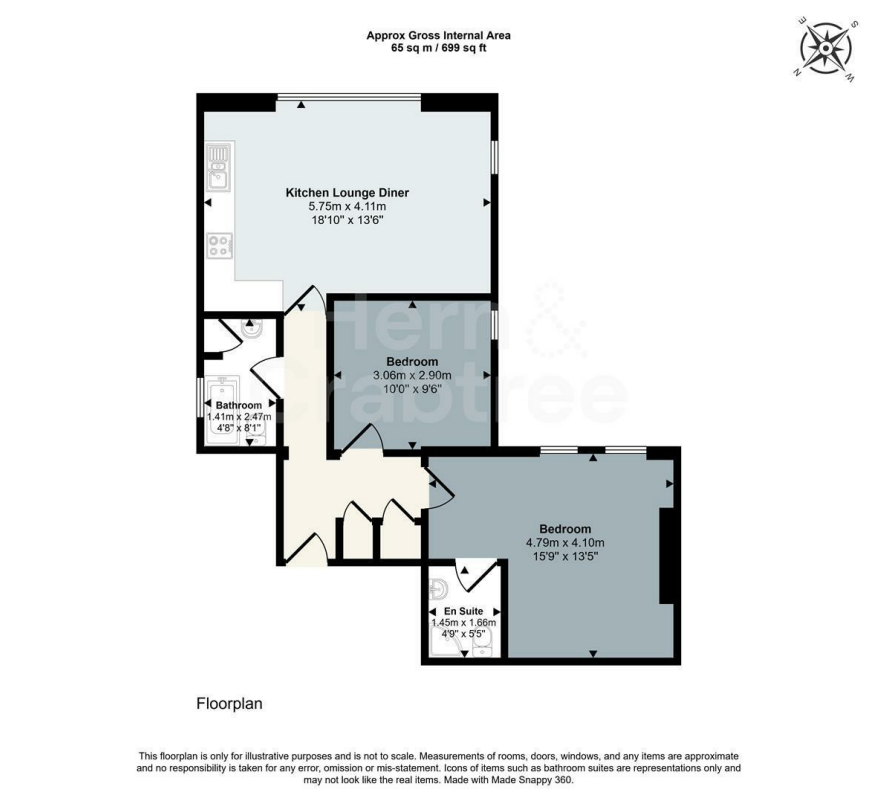
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the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

