



# Pendyrys House

| Mortimer Road | Pontcanna | CF11 9LA



# PENDYRYS HOUSE

Guide Price £130,000

A great opportunity to acquire a top floor, retirement apartment with lift access at Pendyrys House, Mortimer road.

Nestled on the corner of Conway Road and a stone's throw from Cathedral Road it's the ideal location for the wonderful amenities that Pontcanna has to offer.

The accommodation in brief comprises of: beautifully decorated hallway with excellent storage, a modern & well designed kitchen, a bright living room/ dining room, double bedroom with fitted storage and a stylish, modern shower room.

The residents benefit from access to the well maintained communal gardens, car parking for residents, guest bedroom suite for visitors and an onsite launderette.

Within easy reach of Pontcanna and Llandaff fields, shops, cafes, public transport links and boutiques and within a short journey is the city centre of Cardiff and Chapter Arts centre.

For further information please contact the Hern and Crabtree Pontcanna office.



## Communal entrance & hall

The communal entrance from Mortimer Road offers secure access and intercom telephone system. Lift access and stairs to the first and second floors. Access to the launderette and communal gardens.

## Inner hall

The property is entered from the communal hallway. Radiator. Large built in storage cupboard - currently being used as a walk in wardrobe with excellent storage facility. Coving to the ceiling. Loft access hatch. Power points. Dado rail. Stylish upgraded wood panelled doors to all rooms. A second storage cupboard offering additional storage space.

## Lounge/ dining room

11'8" max x 9'8" max

A beautifully presented and light reception room with double glazed bay windows to the front elevation with fitted plantation shutters. Coving to the ceiling. Textured ceiling. Ceiling rose. Radiator. Wired for wall mounted TV and telephone point. Vertical Radiator. Power points. Door to the kitchen. Space for table and chairs.

## Kitchen

10'1" x 6'1"

A recently modernised and very well designed kitchen. Fitted with a generous

amount of storage cupboards and drawers with white doors and complementary light grey worktops over. The generous storage offers carousel style pull outs, bin storage and drawer units. Double glazed window to the front elevation. Inset stainless steel sink and drainer unit with mixer tap. Integrated electric hob with oven beneath and extractor above. Space for fridge/freezer. Integrated dishwasher. Gas combination boiler. Tiled walls. Feature flooring.

## Bedroom

12'8" max x 8'9" max

A well presented light and spacious double bedroom. Double glazed window to the front elevation. A generous amount of fitted wardrobes offering excellent storage facilities. Additional fitted storage provided by drawer units. Radiator. Coving to the ceiling.

## Shower room

6'1" x 5'

A recently modernised and stylish shower room, well designed to incorporate a three piece suite comprising: walk in shower cubicle with mains pressure shower, wash hand basin and close coupled WC. Double glazed obscure window to the side elevation. Tiled walls. Heated towel radiator. Spotlights to the ceiling.

## Onsite facilities

A guest bedroom for family visitors is available for a small fee. There is a communal laundry room with washing machines and tumble dryers, included within the service charge. There is a communal seating area located on the ground floor and this block has a House Manager - although not always based on site.

## Communal Gardens & Parking

The property overlooks the lovely communal gardens at Pendyrys house which are maintained by a gardener, however residents are welcome to contribute to the gardens. There are sun terrace areas with tables and chairs. Access to the car park and bin storage area.

## Lease Details

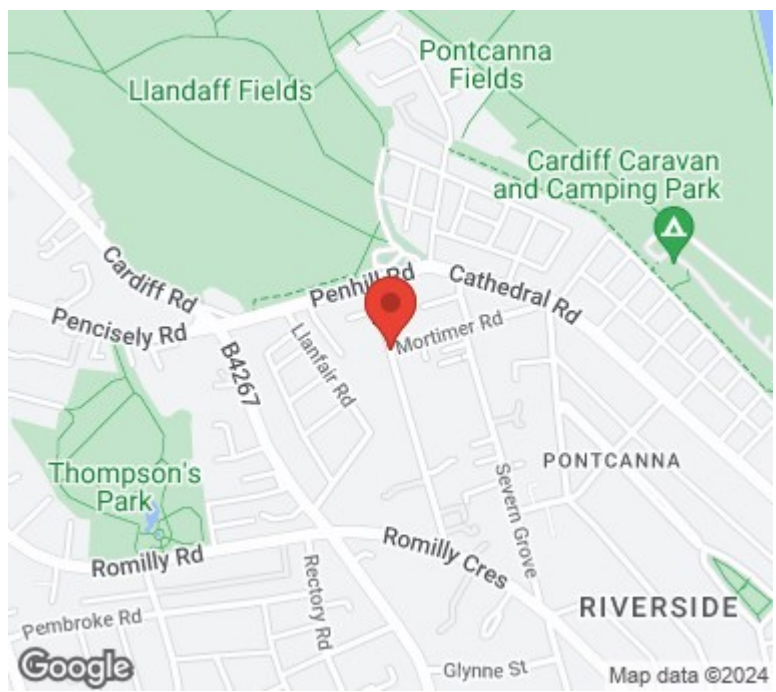
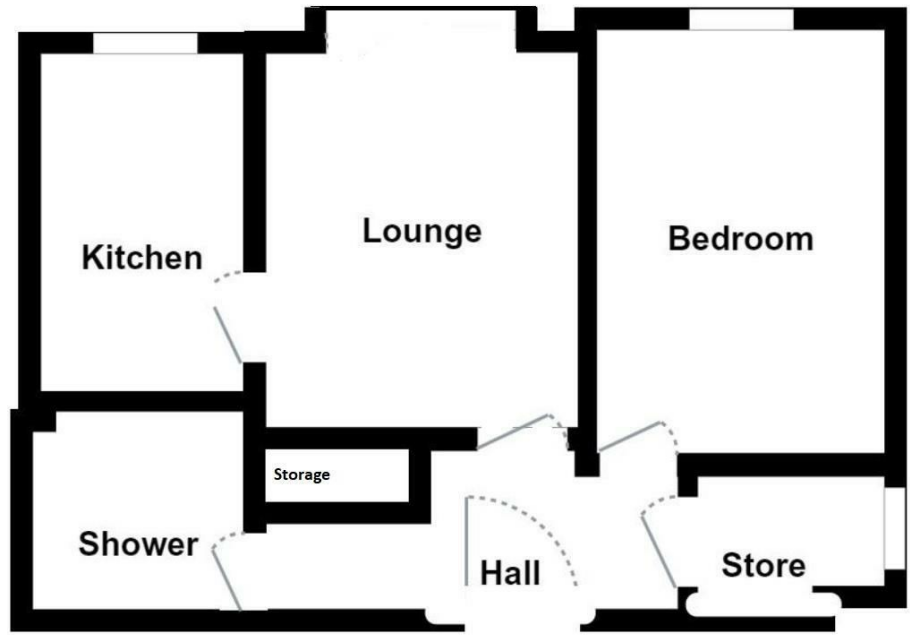
99 years from 2017. £225 per month (£2,700 per annum) Sinking Fund payable upon Sale of property of which will be as 2% of the purchase price (for every complete month and year of ownership and is payable on completion).





Call Hern & Crabtree to arrange a viewing on **02920 228135**





**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		
	77	78

England & Wales EU Directive 2002/91/EC



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.