

Penhill Road

PONTCANNA, CF11 9PS

GUIDE PRICE £245,000

Hern &
Crabtree



Penhill Road

Ground floor apartment in Pontcanna with park views, garage parking & no onward chain!

This lovely, two double bedroom home has been well looked after by the current owners and boasts of character throughout with wood block flooring & feature fireplace and modernised fittings including the kitchen and bathroom suites.

Within walking distance is a huge array of amenities including: restaurants, cafes, boutiques, parks and public transport services and the property is perfectly placed for those looking to be close to the city centre of Cardiff.

The accommodation in brief comprises: Communal entrance hall, inner hall, lounge, kitchen, two double bedrooms and bathroom.

Residents enjoy private parking to the rear of the building, additional garage parking and an additional storage unit.



sq ft

Communal hallway
Communal entrance hall.

Inner hallway

The property is entered through wood panelled doors with decorative stained glass inserts into the hall. Feature flooring. Radiator. Power points. Doors give access to all rooms.

Lounge/ dining room

16'10" x 12'

A beautifully presented reception room with feature double glazed bay window to the front elevation with superb park views. Traditional herringbone flooring. Feature fireplace with slate hearth and wooden surround. Radiator. Ceiling rose. Fitted shelving.

Kitchen

10'6" x 5'7"

A recently modernised fitted kitchen, well designed with a good amount of storage with cupboards and drawer units with baby blue coloured doors and complementary light grey work tops over. Stainless steel sink drainer unit with mixer tap above. Plumbing for washing machine. Wall mounted gas combination boiler. Space for fridge freezer. Built in electric oven and electric hob with chimney style extractor fan above. Feature flooring. Walls are part tiled. Smooth plastered ceiling. UPVC double glazed window and door to the rear elevation with access to the balcony area. NB all white goods could remain.

Bedroom one

15' x 8'4"

A light and spacious principle bedroom. UPVC double glazed window to the rear elevation. Feature herringbone flooring. Radiator. Built in wardrobe with hanging rail and shelving.

Bedroom two

13'10" x 9'4" max

A good size second double bedroom. UPVC double glazed window to the front elevation. Feature herringbone flooring. Radiator. Power points.

Bathroom

10'7" x 4'7"

A modern three piece suite in white comprising: panelled bath with shower over, wash hand basin and low level WC. Heated towel radiator. Feature vinyl flooring. Obscure double glazed window. Smooth plastered ceiling.

Garage & parking

To the rear of the block are private residents parking spaces (not allocated) and access to undercroft parking. There is an additional storage unit also.

Additional information

Lease information

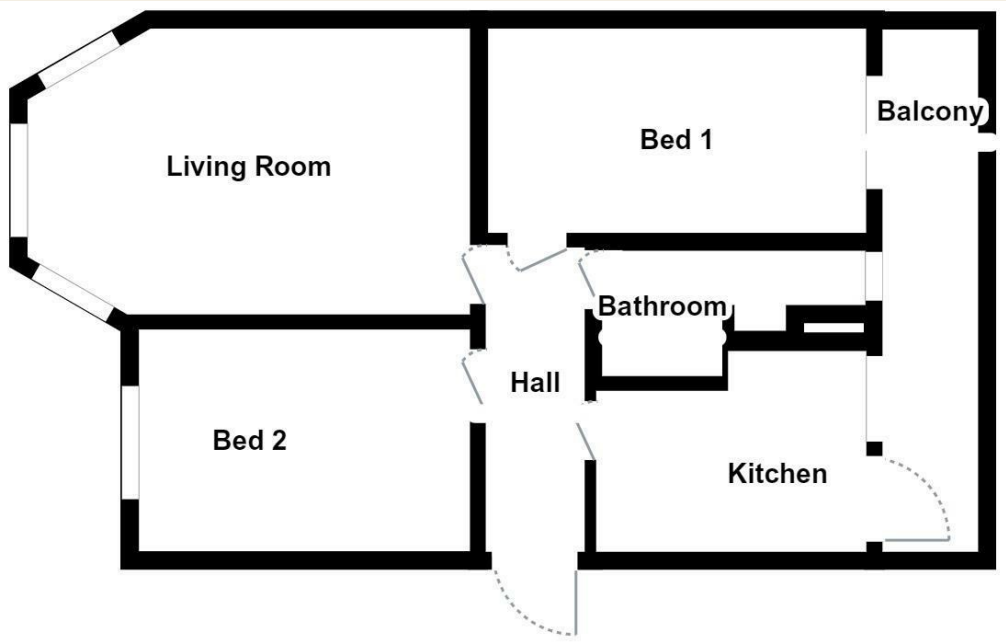
999 year lease from 1993 with 967 years remaining.
£2,153.76 annual service and maintenance charges.

Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(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

