

Lansdowne Road

CANTON, CF5 1PQ

GUIDE PRICE £220,000

**Hern &
Crabtree**



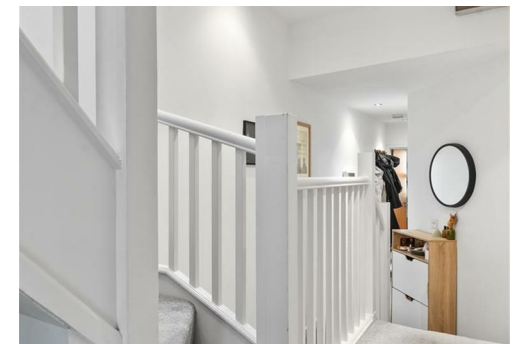
Lansdowne Road

A beautifully presented two-bedroom first-floor apartment situated in ever-popular Canton.

Situated on the desirable Lansdowne Road the property is perfectly placed for easy access to the city centre of Cardiff and a plethora of amenities including: cafes, restaurants, shops and public transport services.

The accommodation, in brief, comprises entrance, lounge/diner, kitchen, shower room and two bedrooms.

Viewings of the property come highly recommended!



841.00 sq ft

Entrance

Enter from the communal hallway. Stairs rising up to the first floor. Stairs rise up to the second floor.

Lounge/Diner

16'0 max x 13'3 max

Double glazed bay and half window to the front elevation. Radiator.

Bedroom One

11'3" max x 10'8" max

Double glazed window to the rear elevation. Radiator. Half rise feature wood panelling.

Kitchen

13'5" max x 7'6" max

Two double glazed skylight windows. Wall and base units with complimentary worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Space for dishwasher. Plumbing for washing machine. Space for fridge freezer. Wooden laminate flooring. Radiator.

Shower Room

10'6" max x 10'1" max

Double glazed obscure window to the rear elevation. W/C. Double wash hand basin and vanity unit. Shower quadrant with plumbed shower over. Extractor fan. Heated towel rail. Tiled walls. Vinyl flooring.

Bedroom Two

13'11" max x 11'4" max

Double glazed skylight window. Radiator. Storage into eaves.

Tenure

Share of freehold. approx 986 years remaining. No service charges reported by the vendors or ground rent payable. Assume costs of maintenance & buildings insurance are shared between the properties, please confirm this with your solicitor.

Additional Information

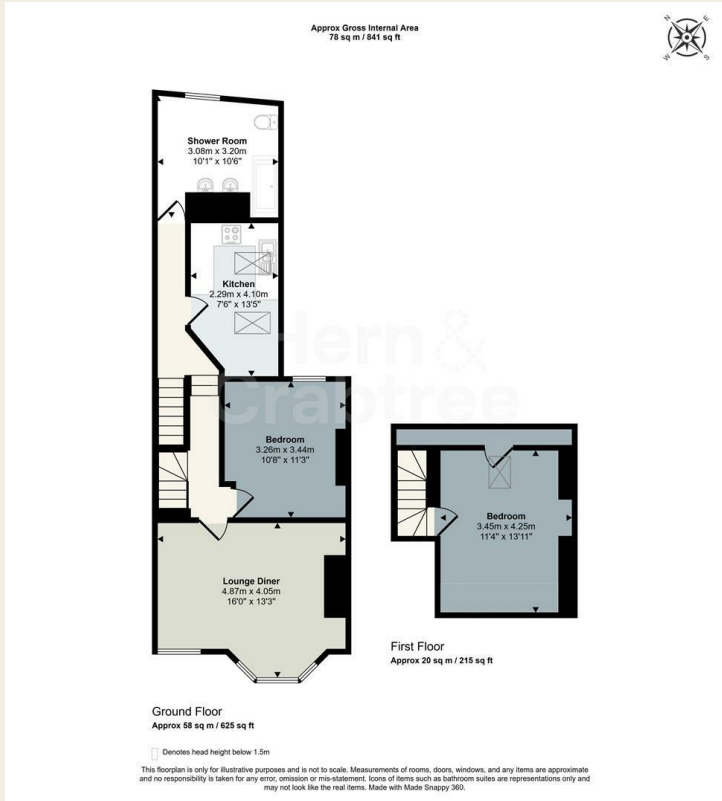
Council Tax Band C. EPC D.

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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		
	58	71
England & Wales		EU Directive 2002/91/EC



Hern & Crabtree

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