

Plasturton Gardens

CARDIFF, CF11 9HG

GUIDE PRICE £350,000

Hern &
Crabtree



Plasturton Gardens

A beautifully presented ground floor apartment with garden. This two-bedroom apartment overlooks the highly sought after Plasturton Gardens. An elegant home, full of original features and character whilst offering spacious and versatile accommodation in a wonderful location.

Within easy reach of this property is a lovely park, a plethora of restaurants, bars and cafes and with Bute Park and Sophia Gardens close by, there is plenty to do throughout the year. The property is also close to the city centre of Cardiff, making this a very convenient location for commuters.

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

Viewings of the property come highly recommended!



798.00 sq ft

Hall

Enter from the communal hallway. Period cornicing. Tiled flooring. Door leading to the basement.

Kitchen/Dining Room

19'10" max x 10'9" max

Double glazed window to the side elevation. Wall and base units with worktops over. One bowl resin sink and drainer with mixer tap. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Integrated full length dishwasher. Integrated washing machine. Integrated fridge freezer. Fitted shelving. Radiator. Oak wooden flooring. Squared off archway to the lounge.

Lounge

12'4" max x 10'9" max

Two double glazed sliding doors leading to the rear garden. Radiator. Continuation of oak wooden flooring. Squared off archway to the kitchen/dining room.

Shower Room

6'8" max x 4'8" max

Double glazed obscure window to the side elevation. W/C and wash hand basin. Vanity cupboard. Shower quadrant with rainfall shower head. Part tiled walls. Tiled flooring. Heated towel rail. Concealed gas combination boiler. Extractor fan.

Bedroom One

14'1" max x 12'8" max

Double glazed bay window to the front elevation. Coved ceiling. Radiator.

Bedroom Two

12'1" max x 11'1" max

Double glazed window to the rear elevation. Coved ceiling. Radiator. Recessed shelving.

Basement

23'4" max x 5'7" max

Power and light.

Garden

Enclosed rear garden. Paved patio. Timber frame storage shed. Outside light. Side return. Mature shrubs and trees.

Additional Information

Share of the freehold. 999 years from 2014 with 988 years remaining. Council Tax Band D (Cardiff). EPC rating C.

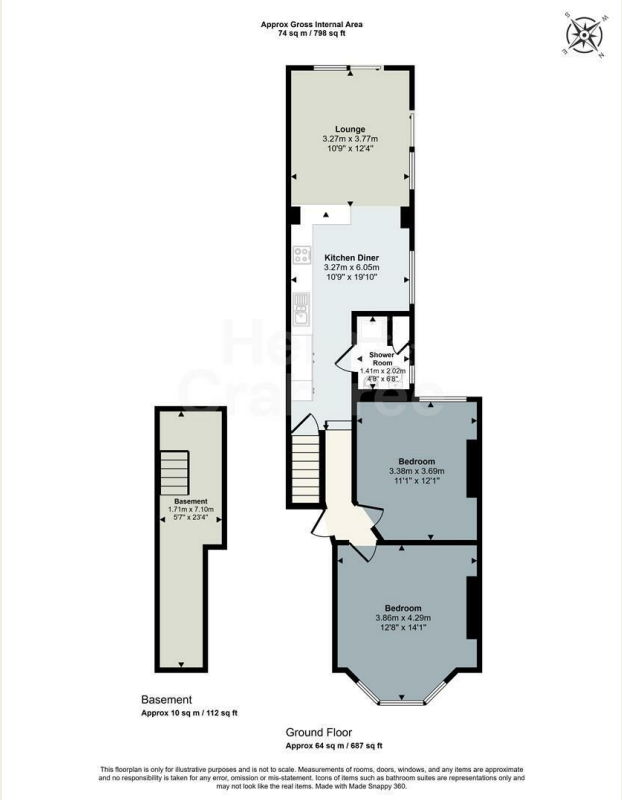
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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

