



## Virgil Court, £170,000

- Council Tax - Band C
- Two Bedrooms
- NO CHAIN
- Allocated Parking
- Close to Amenities
- EPC Rating: C



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## About the property

Located just a short walk from Capital Retail Park is this NO CHAIN two bedroom upper floor flat, perfect for Investment or a First Time Buy! The property is also within close proximity to all local amenities such as shops, schools and transport links via Ninian Park Train Station and local attractions such as Cardiff City Centre!!! Internally the property comprises communal entrance with access to flat, hallway, living room, kitchen, master bedroom with ensuite, second bedroom and bathroom. The property further benefits from allocated parking. Viewings are highly recommended for this property. To book call 02920397171 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Communal Entrance

### Hallway

### Living Room

7' 9" x 10' 1" ( 2.36m x 3.07m )

### Kitchen

7' 9" x 9' 3" ( 2.36m x 2.82m )

### Master Bedroom

8' 1" x 9' 3" ( 2.46m x 2.82m )



## Ensuite

## Bedroom Two

6' 3" x 6' 7" ( 1.91m x 2.01m )

## Bathroom



## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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