



## Llandaff Road, £190,000

- NO CHAIN PROPERTY
- Ground Floor Apartment
- Sought After Location
- Walking Distance to Pontcanna Fields and Cathedral Road
- Potential to Improve
- EPC Rating: D



 2  1  1



## About the property

Situated in the popular area of Canton/Pontcanna within Cardiff is this two-bedroom ground floor flat being sold with NO ONGOING CHAIN that has been recently renovated to a high standard and is ready to move into. Just walking distance from the areas of Pontcanna and Canton with all local their amenities and attractions such as pubs, cafes, restaurants, and parks. Cardiff City Centre and Ninian Park Train Station are also within proximity. Internally the property comprises entrance hall, lounge, kitchen, master bedroom, second bedroom, main bathroom and separate toilet. To the front of the property is on street permit parking. Viewings are highly recommended for this property. To book call or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Communal Entrance

### Hallway

### Lounge

14' 3" max x 12' 4" max ( 4.34m max x 3.76m max )

### Kitchen

15' 1" x 11' 2" ( 4.60m x 3.40m )

### Master Bedroom

14' 3" max x 10' 7" ( 4.34m max x 3.23m )



**Second Bedroom**

11' 2" x 9' 7" ( 3.40m x 2.92m )

**Bathroom**

**Separate Toilet**

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

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