



Olive Court Llandaff offers over £180,000

- Sought After Location
- Allocated Parking Space
- PERFECT First Time Buy
- Walking Distance to all Local Amenities
- Immaculately Presented
- EPC Rating: C



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About the property

Located in the sought after area of Canton within Cardiff is this two bedroom flat within Olive Court that would make a PERFECT First Time Buy or Investment Property. Situated just walking distance from all local amenities and attractions such as Corporation Yard, Laundrey Quarter and Cowbridge Road High Street, this property has everything you need on it's doorstep!!! Internally the property comprises communal entrance with access to flat, hallway, lounge, kitchen, two bedrooms and bathroom. To the rear of the property is a private car park with one allocated parking space. Viewings are highly recommended for this property. To book call 02920397171 or book via our website www.peteralan.co.uk.

Accommodation

Communal Entrance

Hallway

Lounge

13' 1" x 12' 9" (3.99m x 3.89m)

Kitchen

10' 3" x 7' (3.12m x 2.13m)

Master Bedroom

13' x 6' 5" (3.96m x 1.96m)



Bedroom Two

13' x 6' 7" (3.96m 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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