



£170,000
leasehold

**Lisvane Road,
Llanishen CF14 0RZ**

- EPC Rating: D
- TWO DOUBLE BEDROOMS
- GROUND FLOOR APARTMENT
- NO CHAIN
- QUIET CUL-DE-SAC





About The Property

A two double bedroom ground floor apartment which overlooks well kept private communal gardens situated in a quiet cul-de-sac off Lisvane Road within walking distance of Llanishen village, train station and bus stop with a modernised kitchen and shower room offering no chain and communal parking.

Accommodation

Entrance Hall

Fitted double wardrobe, cloaks/storage cupboard, airing cupboard, wall mounted electric heater, coved and textured ceiling, fitted carpet.

Lounge

14' 3" x 11' 2" (4.34m x 3.40m)

Double glazed window to the rear gardens, wall mounted electric heater, coved and textured ceiling, fitted carpet.

Kitchen

12' 8" x 7' (3.86m x 2.13m)

Double glazed window to the front, fitted with a comprehensive range of cream high gloss wall and base units with laminate worktops incorporating a one and a half bowl stainless steel sink unit with mixer tap and drainer, integrated electric oven, hob, cooker hood, washing machine, dishwasher and fridge/freezer, coved and skimmed ceiling, tiled floor.



Bedroom One

11' 4" x 9' 10" (3.45m x 3.00m)

Double glazed window to the rear gardens, fitted double wardrobe, telephone point, coved and textured ceiling, fitted carpet.

Bedroom Two

9' 10" x 8' 6" (3.00m x 2.59m)

Double glazed window to the front, fitted double wardrobe, coved and textured ceiling, fitted carpet.

Shower Room

6' 6" x 6' 3" (1.98m x 1.91m)

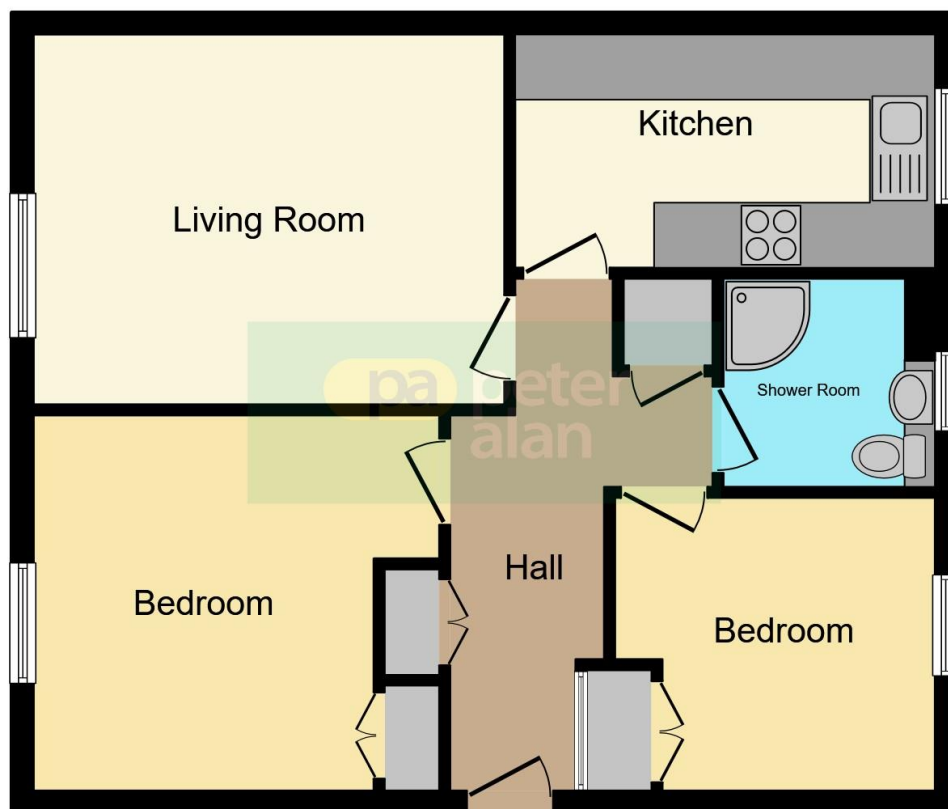
Double glazed window to the front, a modern white three piece suite comprising a large corner shower cubicle with electric shower, low level w.c., vanity unit with inset wash hand basin and storage, wall mounted electric fire, shaver point, fully tiled, textured ceiling.

Outside

There are communal parking bays to the front of the building. Very well kept lawned private secure communal gardens to the rear, drying area. Outside brick storage shed solely for the use of number 21.

Note

Please note that the property is currently proceeding through Probate, please check with a member of staff for further information or seek advice from your legal representative.



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.

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.