



## The Monico Pantbach offers in excess of £225,000

- TWO DOUBLE BEDROOMS
- LARGE BATHROOM & EN-SUITE
- USEABLE BALCONY/LIFT
- ALLOCATED PARKING SPACE
- CLOSE TO RHIWBINA VILLAGE
- NO ONGOING CHAIN
- EPC Rating: C



 2  2  1



## About the property

A spacious two double bedroom first floor apartment with a useable balcony, en-suite, lift facility and allocated parking space situated close to Rhiwbina village and within walking distance of shops, schools and public transport. There is no ongoing chain and a 999 year lease.

## Accommodation

### Entrance Hall

15' 1" max x 4' 10" extending to 11' 3" ( 4.60m max x 1.47m extending to 3.43m )

Wooden door, electric heater, double cloakroom cupboard, airing cupboard, fitted carpet and skimmed ceiling.

### Lounge

17' 9" x 11' 6" ( 5.41m x 3.51m )

Double glazed floor to ceiling window and door to an enclosed USEABLE BALCONY, tv point, electric heater, fitted carpet, skimmed ceiling, telephone point.

### Kitchen

7' 11" x 9' 1" ( 2.41m x 2.77m )

Inset stainless steel sink with mixer tap and drainer, electric oven, hob and cooker hood, integrated fridge freezer, plumbing for washing machine, skimmed ceiling, inset spotlights, vinyl flooring and integrated dishwasher.



### Bedroom One

9' 9" x 16' 1" ( 2.97m x 4.90m )

Double glazed window, fitted double wardrobe, electric heater, fitted carpet and skimmed ceiling.

### En Suite

6' 8" x 6' 2" ( 2.03m x 1.88m )

Shower cubicle, wash hand basin, wc, fan and electric heater. Light/shaver socket, vinyl flooring, skimmed ceiling and inset spotlights.

### Bedroom Two

8' 10" x 11' 8" ( 2.69m x 3.56m )

Double glazed window, fitted carpet, skimmed ceiling.

### Bathroom

8' 2" x 5' 8" ( 2.49m x 1.73m )

Double glazed window, panelled bath, wash hand basin, wc, electric heater and extractor fan, skimmed ceiling and inset spotlights. Vinyl flooring and light/shaver socket.

### Note

We are currently awaiting the ESW1 certificate, which we have been advised by the vendor is awaiting 'sign off' by the Welsh Government.

02920 618552

llanishen@peteralan.co.uk

## 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let