



## Cwrt Glas Ty Glas Road, offers over £225,000

- Council Tax Band - E
- Two Double Bedrooms
- Over 55 - 60 Years \*
- Downstairs Shower and WC
- No Chain
- Walking Distance of Llanishen Village
- EPC Rating: D



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## About the property

The accommodation comprises entrance hall, a downstairs shower and wc, lounge with a through dining room and doors giving access to a rear courtyard garden leading to a well kept communal garden with pond, an allocated parking space, all secured with electric gates.

To the first floor there are two double bedrooms and main bathroom comprising three piece suite. There is double glazing, electric heating and no ongoing chain.

Situated within a level walking distance of public transport and shops at Llanishen village, this property is an ideal location for anyone looking for convenience.



## Accommodation

### Note

The property has a 999 year lease and a service charge of approximately £113 a month with the Wales and West. Retirement age must be 60 years or over and can be 55 years or over if you have a medical needs, you must not be in full time employment.

## 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)

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