



The Crescent

| Llandaff | Cardiff | CF5 2DL

Hern and Crabtree

No Chain! Ideal first time buy or investment! A lovely size and well presented two bedroom first floor apartment in this sought after modern development on the cusp of Llandaff and Pontcanna. With a private balcony over looking the communal gardens and an allocated parking space, this property would make a perfect first time buy or investment!

The apartment accommodation briefly comprises: Communal Entrance Hall, Hallway, L Shaped Lounge Diner with doors out to the Balcony, Fitted Kitchen, Two Double Bedrooms and a Bathroom Suite. The property further benefits from an allocated parking spaces and well maintained communal grounds.

The Crescent is ever popular with buyers thanks to being so close to Llandaff village and Pontcanna's local shops, cafés and amenities and there are excellent public transport links to and from Cardiff city centre. Internal viewings are highly recommended!

THE CRESCENT

Offers In Excess Of £170,000



Communal Entrance

Entered via a communal entrance, stairs to all floors.

Hall

Entered via wooden fire door, security entry phone, panelled radiator, power points, airing cupboard with slatted shelving, doors to all rooms.

Lounge/Diner

25'10 max x 13'08 max

Double glazed windows to the front and side, double glazed sliding patio door leading out to the balcony, two panelled radiators, coved ceiling, power points, TV and telephone point.

Kitchen

9'01 x 7'09

Fitted with a range of wall and base units with worktop over, electric oven, four ring electric hob with extractor hood above, one and a half bowl stainless steel sink and drainer with a mixer tap, space for fridge or freezer, space and plumbing for a

washing machine, part tiled walls, panelled radiator, power points, wall mounted boiler, double glazed window to the front.

Bedroom One

9'08 x 8'09

Double glazed window to the rear, panelled radiator, power points, double and single built in wardrobe with hanging rail and shelving.

Bedroom Two

7'06 x 10'07

Double glazed window to the rear, panelled radiator, power points.

Bathroom

Fitted with a three piece suite in white comprising, a panelled bath with an electric Triton shower over and glass screen, a low-level w.c and wash hand basin, extractor fan, electric shaver point, panelled radiator, fully tiled walls and floor.

Parking

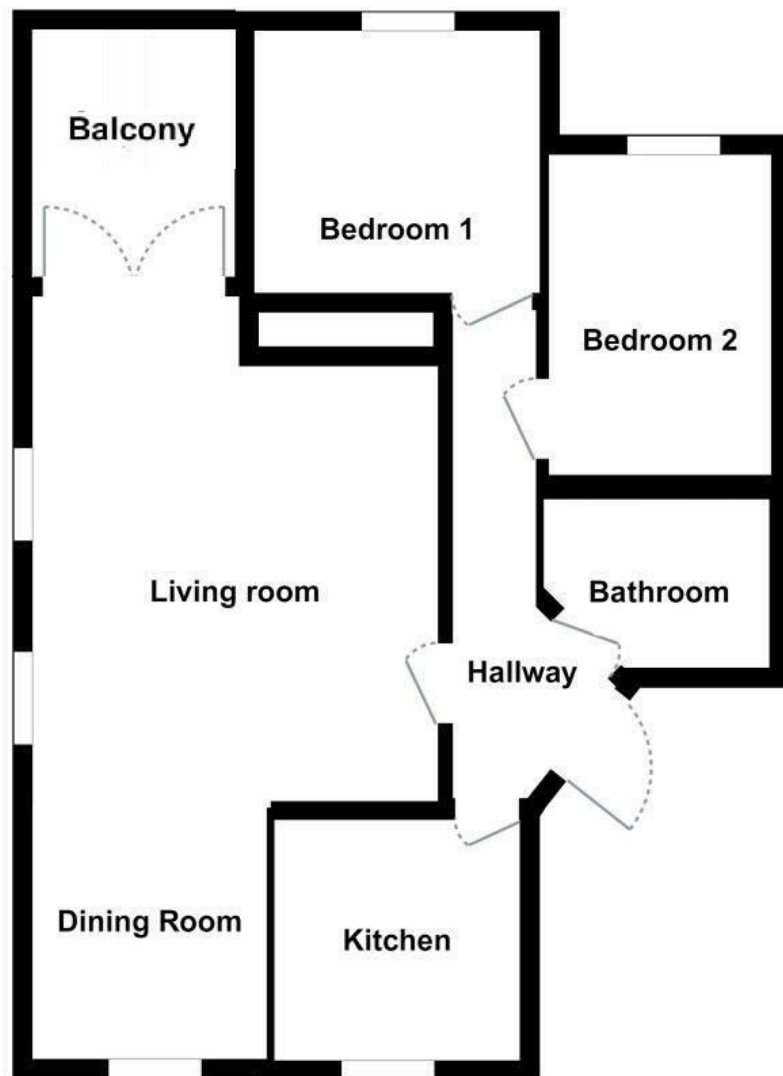
An allocated parking space.

Tenure and Additional Information

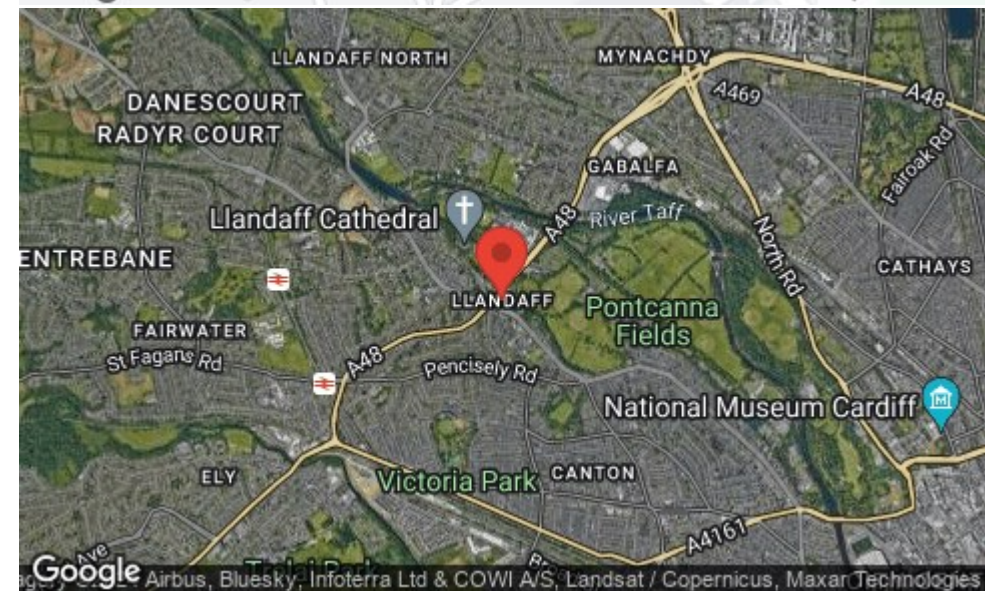
We have been advised by the seller that the property has a share of the freehold, 999 year lease from 1984. Service charges are approximately £976.58 every 6 months and there is no Ground Rent. Allocated parking space which is close to the communal entrance door. Western Permanent Property 46 Whitchurch Road Cardiff CF14 3LX



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For illustration purposes only. Not to scale.



8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ
Tel: 02920 555 198 Email: llandaff@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E		
(21-47) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	79
EU Directive 2002/91/EC		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.