



Hern and Crabtree

Station Road

| Llandaff North | Cardiff | CF14 2FB

STATION ROAD

Guide Price £125,000



Extended lease and a share of the freehold upon completion! Attention Investors, in need of full renovation! A spacious two bedroom top floor apartment with no onward chain & superb views situated in the heart of the village in Llandaff North. In need of full modernisation but offering excellent potential, this apartment would make a perfect first time buy or investment. The accommodation briefly comprises: Communal entrance with stairs rising to the top floor, entrance hall, good size lounge, fitted kitchen, two bedrooms and bathroom. The property further benefits from a single garage. Station Road is perfectly placed a stones throw away from the local shops, cafes and amenities as well as having the Llandaff North train station and the taff trail close by. Internal viewings are highly recommended!

Communal Entrance

Inner Hall

Double glazed window to the front elevation. Cupboard housing meter. Coving to the ceiling. Loft access.

Lounge/ dining room

19'2" x 12'5"

Double glazed picture window to the front elevation with views. Wall mounted fireplace. Storage cupboard. Textured ceiling. Coving to the ceiling. Telephone point.

Kitchen

12'5" max x 8'3" max

Double glazed window to the rear elevation. Door to balcony and fire exit stairs. Stainless steel sink drainer unit. Electric cooking point. Wall and base units. Door to larder style cupboard. Door to airing cupboard housing hot water tank.

Bedroom one

12'11" max x 7'10"

Fitted wardrobes and

drawer units. Double glazed window to the rear elevation. Coving to the ceiling.

Bedroom two

12'0" x 9'5"

Double glazed window to the rear elevation.

Bathroom

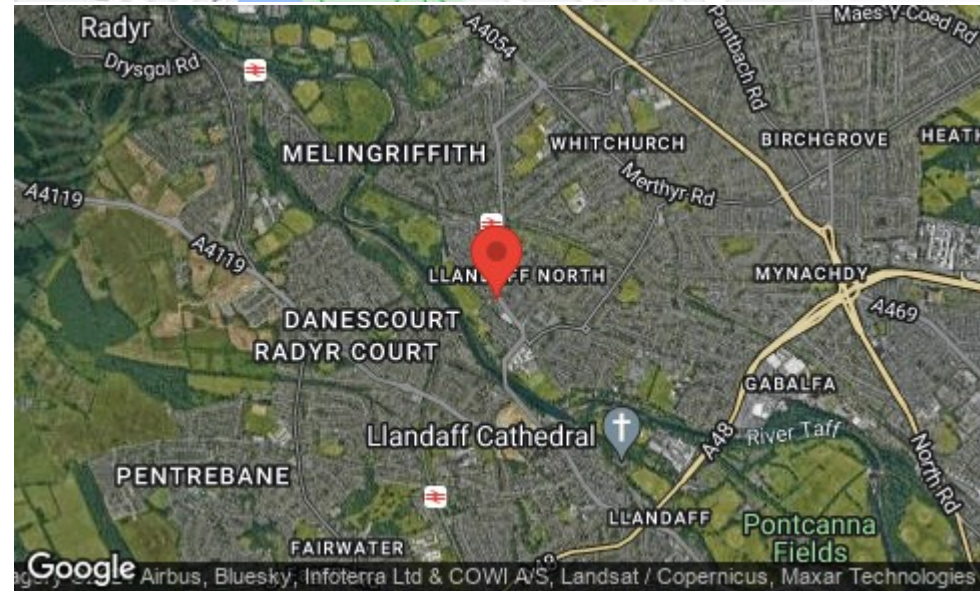
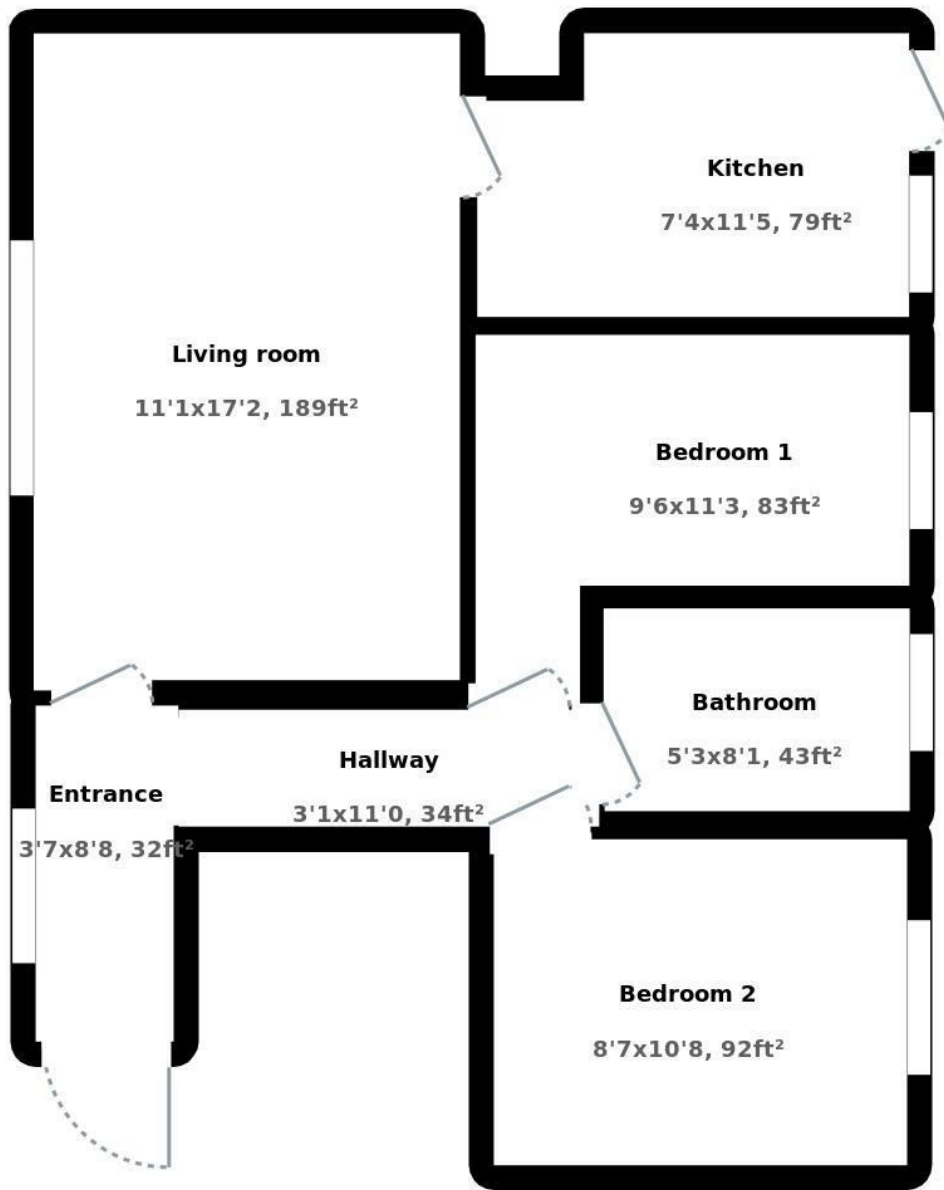
A three piece suite comprising: panelled bath, pedestal wash hand basin and WC. Part tiled walls. Window to the rear elevation.

Tenure and Additional information

The new lease length will be 999 years from completion and the ground rent will be £0. The service charge has been £600 per annum but we advise you check this with your legal representatives.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-65	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		70	21

England & Wales EU Directive 2002/91/EC



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.