



The Crescent

| Llandaff | Cardiff | CF5 2DL

Hern and Crabtree

THE CRESCENT

Guide Price £189,950



No Chain! A rare opportunity to acquire a lovely size and well appointed two bedroom ground floor apartment in this sought after modern development on the cusp of Llandaff and Pontcanna. With a private garden room, communal gardens and an allocated parking space, this property would make a perfect first time buy, investment or anyone wishing to downsize!

The apartment accommodation briefly comprises: Communal Entrance Hall, Hallway, Lounge/Diner with doors to the enclosed Garden Room, Fitted Kitchen, Two Double Bedrooms and a modern Shower Room. The property further benefits from an allocated parking space 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!

Entrance

Entered via the communal entrance to the ground floor flat.

Communal Hallway

Built-in cupboard with fitted shelving. Radiator. Wood laminate flooring. Communal entrance phone.

Kitchen

9'4" x 6'10"

Double-glazed window to the front. The kitchen is fitted with wall and base units and worktops. Four-ring gas hob, integrated oven with stainless steel splashback and cooker hood over. Integrated fridge freezer. Gas combination boiler. Space and plumbing for washing machine. Stainless steel sink and drainer. Tiled splashback. Tiled floor.

Lounge

13'6" max x 25'1" max

Double-glazed window to

the front. Two Radiators. Wood laminate flooring. Sliding patio door to a garden room.

Garden Room

6'3" x 8'1"

Double-glazed sliding windows to the rear. Paved patio.

Bedroom One

9'8" x 8'10"

Double-glazed window to the rear. Radiator. Wood laminate flooring. Built-in wardrobes.

Bedroom Two

7'5" x 10'6"

Double-glazed window to the rear. Radiator. Wood laminate flooring.

Shower Room

5'6" x 6'9"

Double shower, wash hand basin and w/c. Vanity cupboard. Shaver point. Tiled walls and floor. Extractor fan. Heated towel rail.

OUTSIDE

Allocated parking. Communal gardens.

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.



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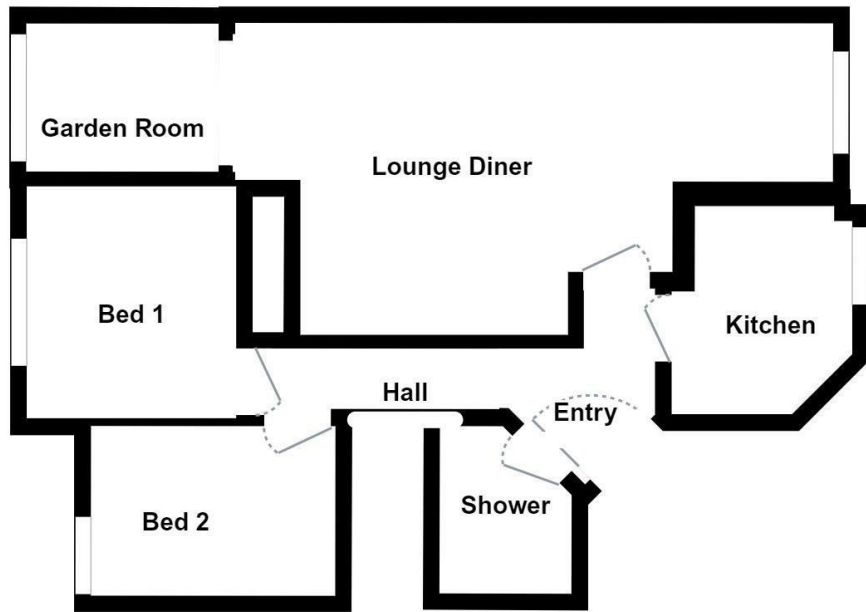
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Call Hern & Crabtree to arrange a viewing on **02920 555 198**

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



Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	78

England & Wales EU Directive 2002/91/EC



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



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.