



# Clos Y Gadwyn

| Dol Werdd, Plasdwr | Cardiff | CF5 2FB





# CLOS Y GADWYN

Offers In Excess Of £219,950



Not to be missed! A fantastic two double bedroom top floor apartment that is immaculately presented throughout, placed on this newly built development of Dol Werdd on Plasdwr. Boasting light and spacious living, this property would make a perfect first time buy or investment.

Finished to a high specification, the accommodation briefly comprises: Communal Entrance, Hallway, Open Plan Kitchen/Diner/Sitting Area with a dual aspect, Two Double Bedrooms and a Bathroom. The property further benefits from an allocated parking space as well as having 996 years remaining on the lease.

Clos Y Gadwyn is located close to bus links to the city centre and is within easy reach of Radyr and Danescourt railway stations. There is also the benefit from a range of excellent schools in the area, highly sought after for growing families. Radyr's amenities include a parade of shops, golf and tennis clubs, doctors and dentists surgeries, optician and restaurant. Be quick and book early!

## Entrance

An L shaped hallway, wood laminate floor, two double glazed windows, radiator, built in cupboard, video entry phone.

## Kitchen/Dining/Living Room

14'3 x 18'1

Double glazed windows, an L shaped room with wall and base units with worktop over, five ring gas hob with cooker hood above and oven and microwave, integrated dishwasher, one and a half bowl sink and drainer with a mixer tap, integrated fridge/freezer, radiator, wood laminate floor.

## Bedroom One

10'6 x 14'3

Two double glazed windows, radiator, built in wardrobe.

## Bedroom Two

10'3 x 10'8

Double glazed window, radiator.

## Bathroom

6'10 max x 6'1 max

Bath with plumbed shower over and glass screen, w.c and vanity wash hand basin, heated towel rail, extractor fan, part tiled walls, vinyl floor.

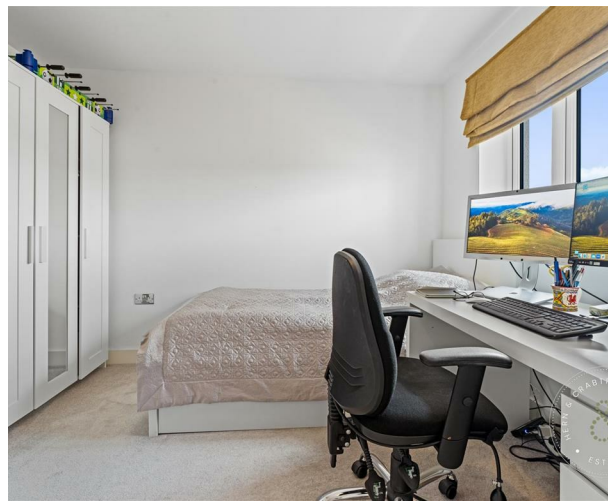
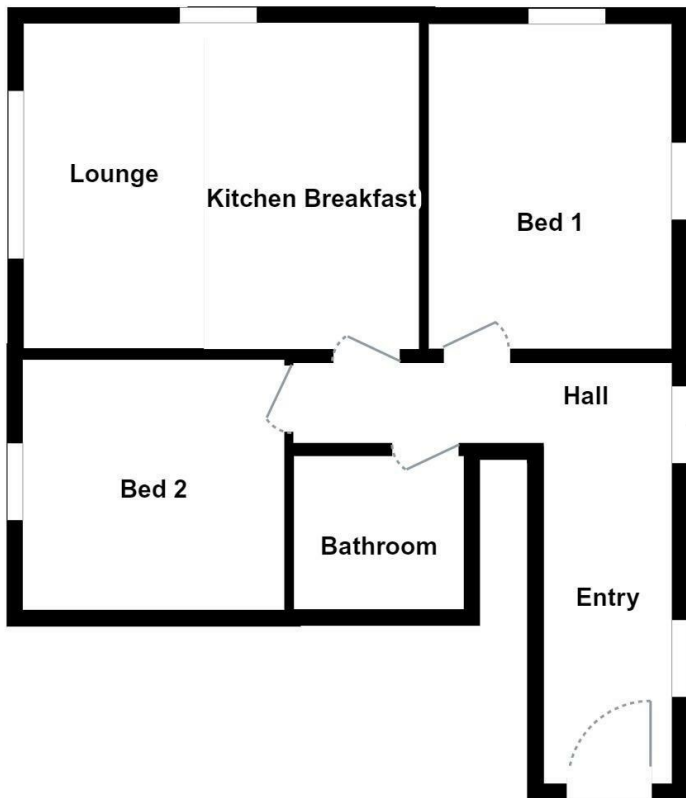
## Tenure

We have been advised by the seller that the property is leasehold, 999 years from 2021. £1,188 paid yearly for service charges and £218.00 is paid to the Estate.



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





**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



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

<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.