



Cardiff Road

| Llandaff | Cardiff | CF5 2AB



CARDIFF ROAD

Guide Price £169,950



No Chain! A bright and spacious, two bedroom ground floor apartment with allocated parking, placed a stones throw away from Llandaff's historic high street and Llandaff Fields. Very much a blank canvas ready for the next occupier to move straight in, this would make a wonderful first time buy or investment.

The accommodation briefly comprises: Communal Entrance, Hallway, Lounge/Diner, Fitted Kitchen, Two Good Size Bedrooms and a Bathroom. The property further benefits from rear access via Bedroom Two to the parking space and grounds.

Llandaff village is without question one of the most popular villages in Cardiff with plenty of local independent shops, cafés and restaurants. Llandaff provides excellent public transport links to Cardiff city centre and M4 access via the A48. There is also easy access to Pontcanna.

Entrance

Door from the communal entrance into the flat entrance hall.

Entrance Hall

Intercom phone. Radiator.

Lounge

11'3" max x 4'10" max

Double-glazed windows to the front. Radiator. Archway to the kitchen.

Kitchen

10'6" x 5'7"

The kitchen is fitted with wall and base units with worktops. Four-ring gas hob with splashback, cooker hood over and integrated oven. Space and plumbing for washing machine. Stainless steel sink. Spotlights. Tiled floor. Archway to the lounge.

Bedroom One

8'5" x 11'9"

Double-glazed window to the rear. Radiator. Built-in wardrobe.

Bedroom Two

11'2" x 10'5"

Double-glazed window to either side and rear.

Radiator. Airing cupboard with gas boiler. Pvc door leading out to the rear.

Bathroom

9'7" x 5'9"

P-shaped bath with shower off the mixer and glass screen, vanity wash hand basin and w/c. Part tiled walls. Radiator. Shaver point. Tiled floor. Heated towel rail.

Parking

Communal garden to the rear and parking.

Additional Information

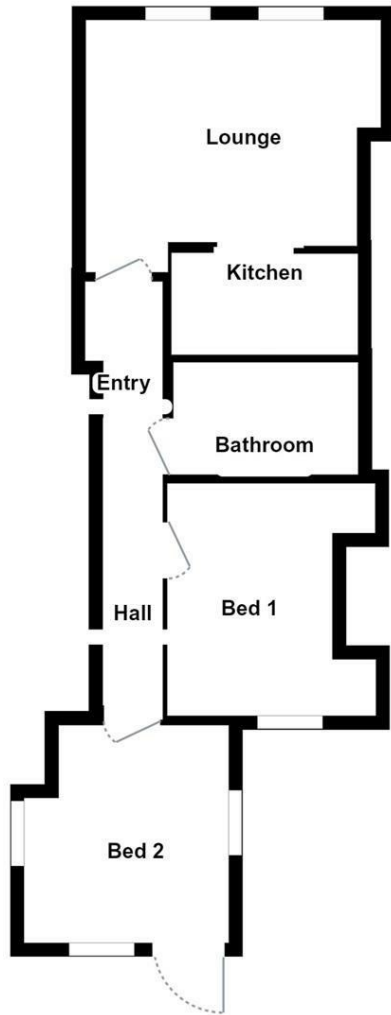
We have been advised by the vendor that the property is a Share of the Freehold with 125 years from 1st January 2003 with 104 years left on the lease. The service charges are £2040 per

annum (£510 per quarter) and the Ground Rent is £50 per annum (£12.50 per annum). Council Tax Band: E. EPC - D.



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

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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
		77
	56	
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.