



# The Crescent

| Llandaff | Cardiff | CF5 2DL



# THE CRESCENT

Guide Price £160,000



No Chain. A rare opportunity to acquire this well proportioned and well appointed one bedroom ground floor apartment in this sought after modern development on the cusp of Llandaff and Pontcanna. With a private balcony overlooking the grounds, 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 a door out onto the Terrace, Fitted Kitchen, Double Bedroom and a Bathroom. 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 a communal entrance.

## Hallway

Entered via wood front door, communal entry system, radiator, cupboard housing the combination boiler, additional storage cupboard.

## Lounge

18'1 x 14'4 max

Double glazed window to the rear and double glazed door leading out to the balcony, radiator.

## Balcony

6'3 x 4'5

Overlooking the communal gardens.

## Kitchen

10'6 x 7'3

Double glazed window to the rear, wall and base units with worktop over, space for cooker, stainless steel sink and drainer, space for

additional appliances, radiator, laminate floor.

## Bedroom

10'8 x 13'3

Double glazed windows to the front, radiator, fitted wardrobes.

## Bathroom

6'10 x 5'6 max

Fitted with bath with shower over, w.c and wash hand basin, heated towel rail, laminate floor.

## Outside

Communal gardens.

## Allocated Parking Space

There is one allocated parking space.

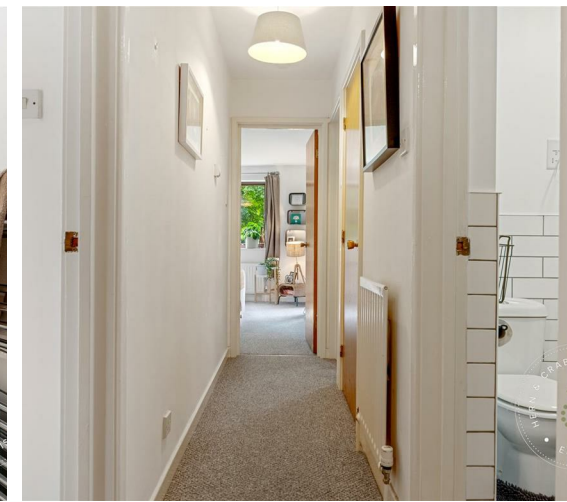
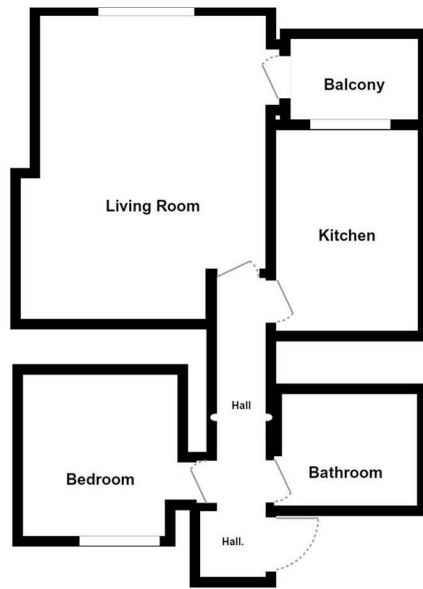
## Tenure and Additional Information

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 £1200 per

annum and there is no Ground Rent. Western Permanent Property 46 Whitchurch Road Cardiff CF14 3LX



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>		
(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		
<b>England &amp; Wales</b>	78	78
	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.