

Station Road

LLANDAFF NORTH, CARDIFF, CF14 2FB

GUIDE PRICE £129,950

**Hern &
Crabtree**



Station Road

Extended lease upon completion! Attention Investors, in need of modernisation but offering excellent potential! A spacious two bedroom third floor apartment with no onward chain and views over to Hailey Park, situated in the heart of the village in Llandaff North. This apartment would make a perfect first time buy or investment.

The accommodation briefly comprises: Communal entrance with stairs rising to the third 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!



681.00 sq ft

Entrance

Stairs from the communal entrance.

Entrance Hall

Obscure double glazed window to the front. Radiator.
Glazed door to living room/Diner.

Living Room/Diner

18'10" x 12'0"

Double glazed window to the front. Two radiators. Wood block flooring. Gas fireplace. Door to the kitchen.

Kitchen

11'11" x 7'10"

Double glazed window to the rear and a double glazed pvc double opening to a Juliette balcony with glass balustrade to the rear aspect. The kitchen is fitted with wall and base units and worktops. Sink and drainer. Space and plumbing for washing machine. Space for further appliances. Built-in cupboard. Cupboard with gas combi boiler. Tiled walls and floor.

Bedroom One

8'11" x 12'1"

Double glazed window to the rear. Wood block flooring. Radiator.

Bedroom Two

7'11" x 11'11"

Double glazed window to the rear. Radiator.

Bathroom

5'11" x 8'10"

Obscure double glazed window to the rear. Bath with electric shower over, w/c and wash hand basin. Tiled walls and vinyl flooring. Radiator.

OUTSIDE

Garage in block.

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions,

measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.

Tenure and Additional Information

We have been advised by the vendor that the property is Leasehold with the lease being 99 year upon completion, no ground rent paid, Service Charges £50.00 paid per month, the lease will be extended upon completion to 99 years. Epc - D. Council Tax - C

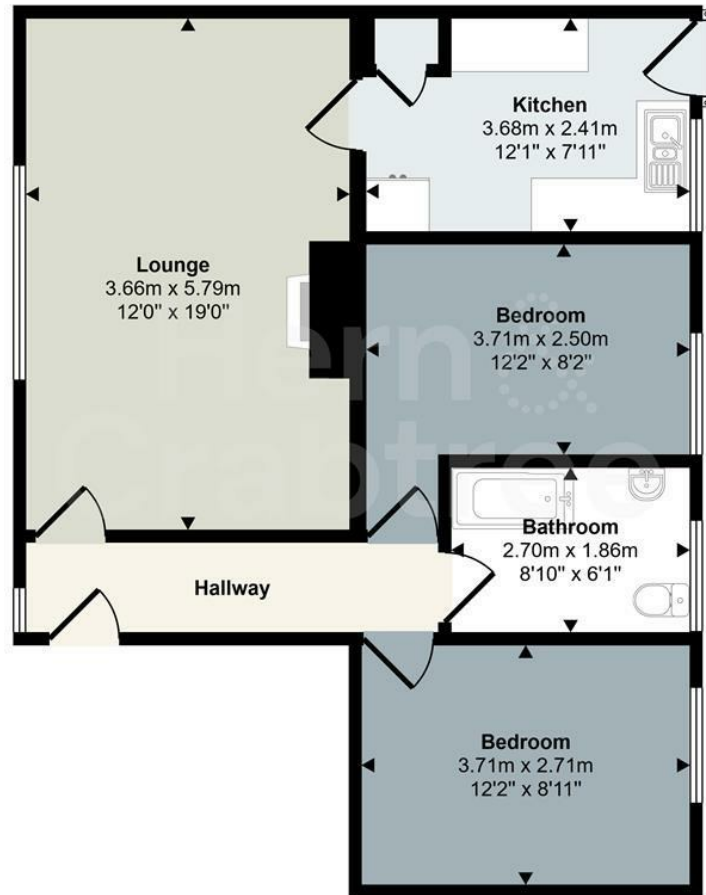




Approx Gross Internal Area
63 sq m / 681 sq ft



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			
England & Wales		65	76
EU Directive 2002/91/EC			



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.



Hern & Crabtree

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