

The Crescent

LLANDAFF, CARDIFF, CF5 2DL

GUIDE PRICE £235,000

**Hern &
Crabtree**



The Crescent

No Chain! A rare opportunity to acquire a fantastic size, well appointed and versatile three bedroom third floor apartment with lift access in this sought after modern development on the cusp of Llandaff and Pontcanna. With beautifully maintained communal gardens, a garage 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, Open Plan L shaped Lounge/Diner with doors out onto a sun room/balcony, Fitted Kitchen, Three Bedrooms, Bathroom and a separate W.C. The property further benefits from an allocated parking space, a garage 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!



922.00 sq ft

Communal Entrance

Entered via a communal entrance with stairs and lift to all floors. The flat is situated on the first floor.

Hall

Entered via wood front door, double glazed window to the side, security entry phone, dado rail, radiator, storage cupboards, wooden floors.

Living Room/Dining Area

Double glazed window to the front, radiators, coved ceiling, dado rail, double glazed sliding patio doors lead out to the enclosed balcony. wood flooring.

Balcony

Two large double glazed windows, radiator.

Kitchen

Double glazed window to the front, fitted with wall and base units with worktop over, stainless steel sink and drainer, a four ring electric hob with integrated electric oven, space and plumbing for a washing machine and space for dishwasher, radiator, combination boiler, tiled walls and tiled floor.

Bedroom One

Double glazed window to the side, radiator, built in wardrobe, wooden flooring.

Bedroom Two

Double glazed window to the side, radiator, wooden flooring.

Bedroom Three

Double glazed window to the side, radiator.

Bathroom

Fitted with bath with shower over, w.c and wash hand basin, radiator, tiled walls, laminate flooring.

Separate W.C

Fitted with w.c and wash hand basin, radiator, tiled walls, laminate flooring.

Garage

A garage is located in a block with a roller door.

Parking

Allocated parking space.

Disclaimer

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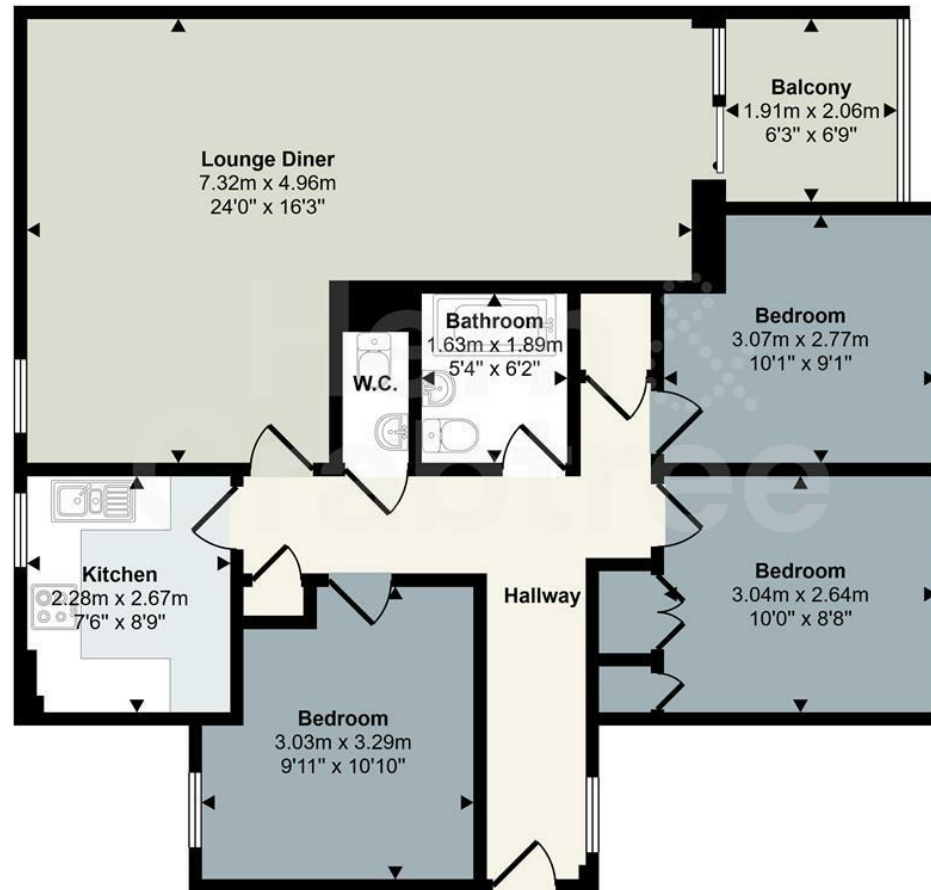
Tenure and additional information

Leasehold 999 years from 1 January 1985 having approximately 959 years remaining. £1420.46 per half year. Western Permanent Property Ltd



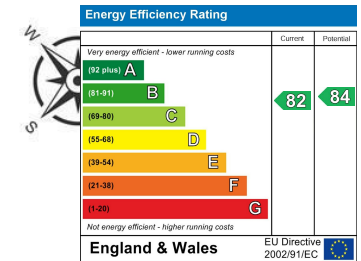


Approx Gross Internal Area
86 sq m / 922 sq ft



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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