

**125 Bishop Hannon Drive, Pentrebane
Cardiff
CF5 3QU**

Communal Hall
Entered via intercom system. Steps rising to first floor landing. Door leading into:

Entrance Hall
Doors off leading to lounge, kitchen, two bedrooms & bathroom W.C. Airing cupboard

Lounge Dining Room 14' (max) x 12'2" (max)
Light and spacious room with window to front. Convector heater. Serving hatch to kitchen



Kitchen 8' x 7'4"
Wall & base units incorporating worktop space with sink unit & mixer tap (Electric hot water). Integrated electric oven & hob. Plumbing for washing machine.



Bedroom 1 9'2" x 8'10"
A decent sized double bedroom with fitted wardrobes. Window to rear. Convector heater



Bedroom 2 8'10" x 7'5"
Single sized bedroom. Window to rear. Convector heater.



Bathroom W.C.
Partially tiled with suite comprising low level W.C. Pedestal wash hand basin & Panelled bath incorporating electric shower over. Wall mounted cabinet. Laminate floor.



Front & Rear Gardens
Communal areas and parking

FIXTURES AND FITTINGS
Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

PROPERTY MISDESCRIPTIONS ACT 1991:
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

TENURE
The vendors advise the property to be LEASEHOLD. 107 Years remaining. Ground Rent £250.00 pa. Service Charge £360.00 pa paid monthly. Building Insurance "400.00 pa. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

VIEWING
Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week.

Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																																					
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EU Directive 2002/91/EC		EU Directive 2002/91/EC																																					



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First Time Buyers Look! A Recently Redecorated And Well Presented Purpose Built First Floor Apartment Boasting An Extended Lease. Accommodation Briefly Comprising Of Communal Hall & Stairwell, Entrance Hall, 14' Lounge Dining Room, Kitchen With Integrated Oven & Hob, Two Bedrooms & Partially Tiled Bathroom W.C. & Shower. Electric Convector Heaters. Upvc Windows. Communal Gardens. Parking. Council Tax Band 'B' Energy Rating 'C;' Vacant. Well Worth Viewing