



**Guide Price £160,000 , Lock Keepers Court, Blackweir Terrace, Cardiff CF10 3EZ**



- 2 Double Bedroom, 2 Bathroom Apartment
- Master bedroom with en-suite
- Open-plan kitchen living area
- Ideal Investment or First Time Purchase
- Close to Cardiff City Centre and Cardiff University
- Gated allocated parking space
- No Onward Chain
- Priced for Sale



In addition to the interior, the property offers the added benefit of an allocated parking space, located in a secure, gated parking area. This convenient feature ensures that parking is never a concern, making this apartment an even more attractive option for those looking for a comfortable, accessible home in a prime location.

Overall, this apartment offers a great opportunity for first-time buyers, investors, or those looking to downsize. With no onward chain and a prime location, early viewing is highly recommended.





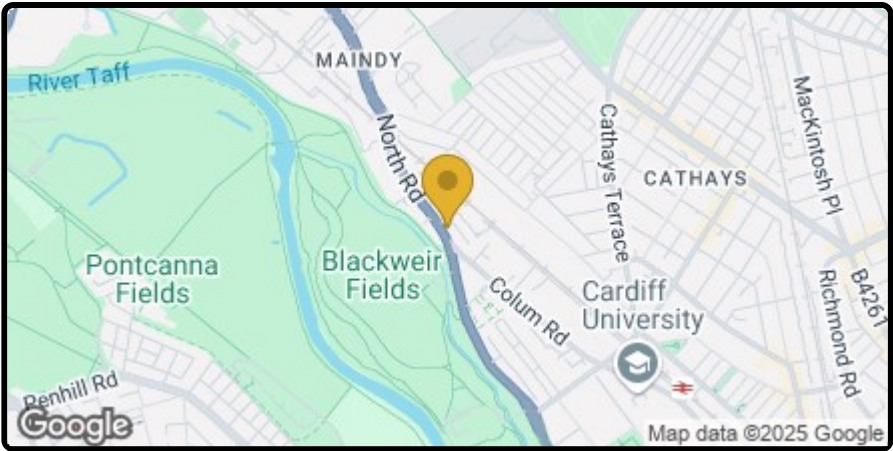
, Lock Keepers Court, Blackweir Terrace, Cardiff, CF10 3EZ

This well-presented, two-bedroom, second-floor apartment is offered with No Onward Chain, making it an ideal opportunity for those looking to move quickly. Located in the highly sought-after area of Blackweir Terrace, the apartment is perfectly positioned opposite the beautiful Bute Park and Llandaff Fields, offering peaceful, green surroundings. Additionally, the property is just a short distance from Cardiff City Centre, providing easy access to shops, restaurants, and entertainment, while also benefiting from excellent transport links via the nearby A48 and M4 corridors.

The accommodation offers a welcoming entrance hall with a wall-mounted intercom system, heating controls, and a cupboard housing the boiler. The spacious open-plan living area comprises a lounge with large tilt-and-turn windows, allowing plenty of natural light to flood the space. The lounge flows seamlessly into the kitchen, which is fitted with modern wall and base units, a sink unit, and integrated appliances including an electric hob, oven, washing machine, and fridge/freezer. Vinyl flooring complements the contemporary design of the kitchen area, which offers ample storage and workspace.

The apartment features two well-sized bedrooms. The master bedroom benefits from its own en-suite, complete with a shower cubicle, low-level WC, and pedestal wash basin. Both bedrooms offer a comfortable and relaxing space, with large windows that look out over the rear aspect of the property. The second bedroom is equally spacious, making it ideal for use as a guest room or home office.

The family bathroom is well-appointed with a three-piece suite, including a bath with a shower over, low-level WC, and pedestal wash basin. Tiled walls and vinyl flooring add to the modern feel of the room.

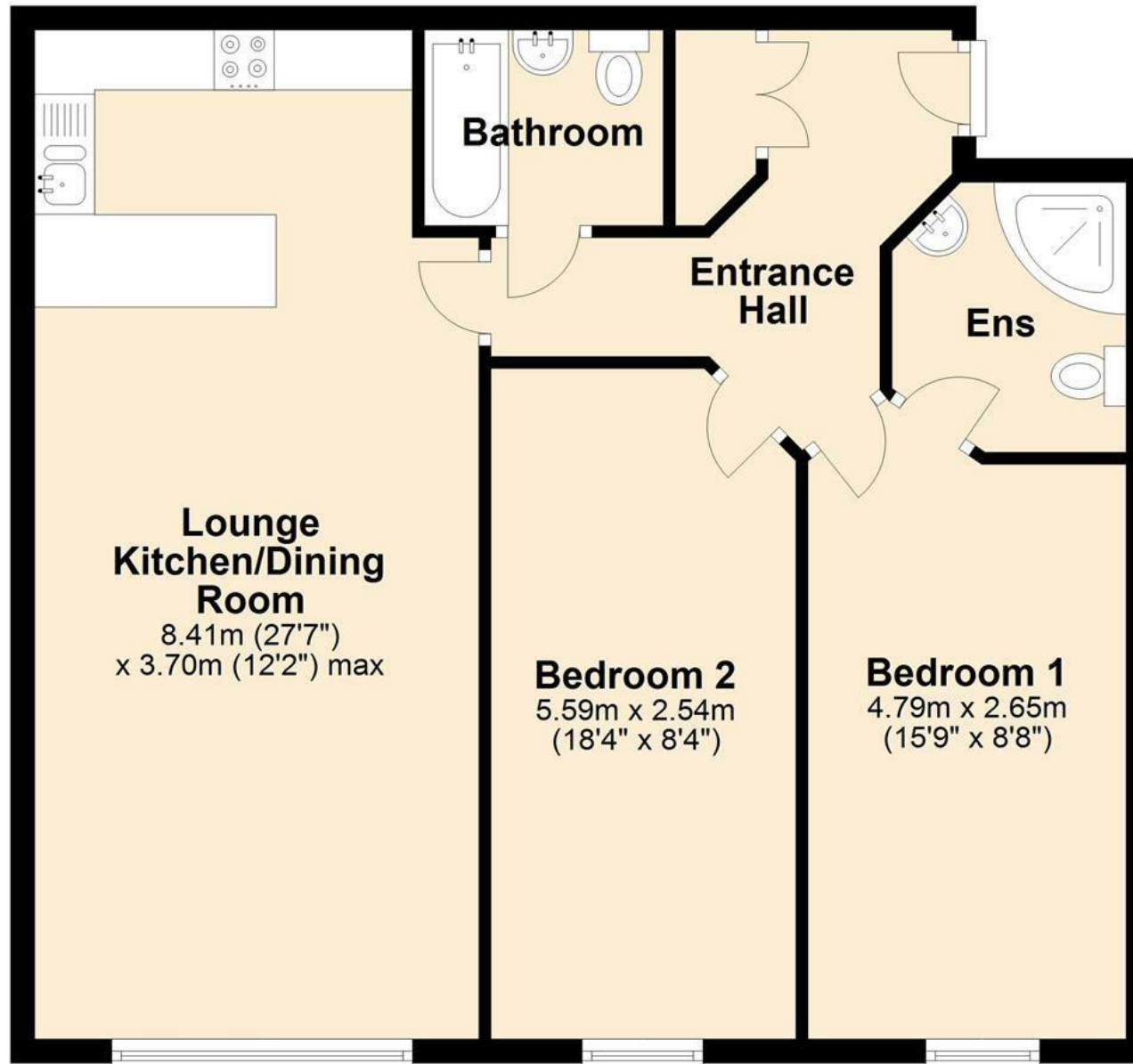


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	76
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	75	75
England & Wales		EU Directive 2002/91/EC

## Ground Floor

Approx. 74.7 sq. metres (804.3 sq. feet)



Total area: approx. 74.7 sq. metres (804.3 sq. feet)