

# Castle Court, Pant-Y-Celyn Road,

Llandough, Penarth, CF64 2PG



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£100,000**



One Bedroom Apartment



# Property Description

**\*\*IDEAL INVESTMENT OR FIRST TIME PURCHASE\* NO CHAIN\*\*** MGY are pleased to present for sale, a spacious one bedroom, first floor apartment situated within the popular location of Llandough, within walking distance to Llandough Hospital and with good access links to the M4 Motorway. The accommodation briefly comprises open plan lounge/kitchen, bedroom, utility room plus shower room. The property benefits from double glazing throughout, gas central heating and low service charges. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band B

Floor Area Approx 388 sq ft

Viewing Arrangements  
Strictly by appointment

## LOUNGE

13' 10" x 13' 5" (4.24m x 4.10m)

Entered via front door from the communal hallway. Large double glazed window to side. Carpeted flooring. Coving and pendant light to ceiling. Picture rail. Fitted cupboard across one wall. Radiator. TV point and PowerPoints.

## KITCHEN

7' 8" x 6' 10" (2.36m x 2.10m)

Range of wall, base and drawer units across two walls with contrasting worktops over incorporating sink and drainer with mixer tap over. Integrated electric oven and four ring gas hob with extractor fan over. Space for fridge and freezer. Tiled splashbacks and partly tiled walls. Tiled flooring. Double glazed uPVC window to rear. Pendant light to ceiling. PowerPoints.

## BEDROOM

8' 8" x 6' 11" (2.66m x 2.11m)

Double bedroom. Double glazed uPVC window to side. Radiator. Carpet to floor. Picture rail. Coving and pendant light to ceiling. PowerPoints.

## SHOWER ROOM

5' 11" x 5' 5" (1.81max x 1.67m)

White three-piece-suite comprising WC, pedestal wash hand basin with hot and cold tap and wall mounted vanity cupboard above. Cubicle shower with folding glass door, and mains shower head above. Obscure double glazed uPVC window to rear. Tiled flooring and partly tiled walls. Pendant light to ceiling. Radiator.

## UTILITY ROOM

4' 11" x 2' 10" (1.50m x 0.87m)

Plumbing for washing machine. Built in storage cupboard housing wall mounted Baxi combi boiler and fixed shelving.

## PARKING

Off road parking, not allocated.

## TENURE

MGY are advised that the property is leasehold, with 158 years remaining on the lease. The property has a combined Service Charge and Ground Rent of approximately £1,200 per annum which includes maintenance to the building block and buildings insurance.

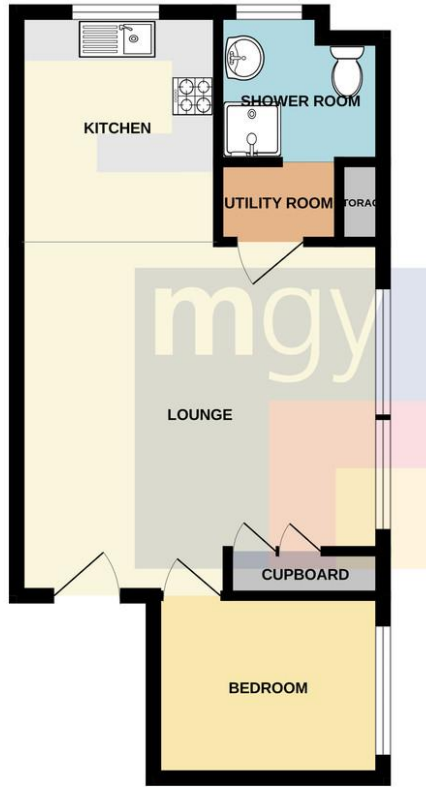
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FIRST FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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