

Cwrt Y Llan, Cardiff Road,

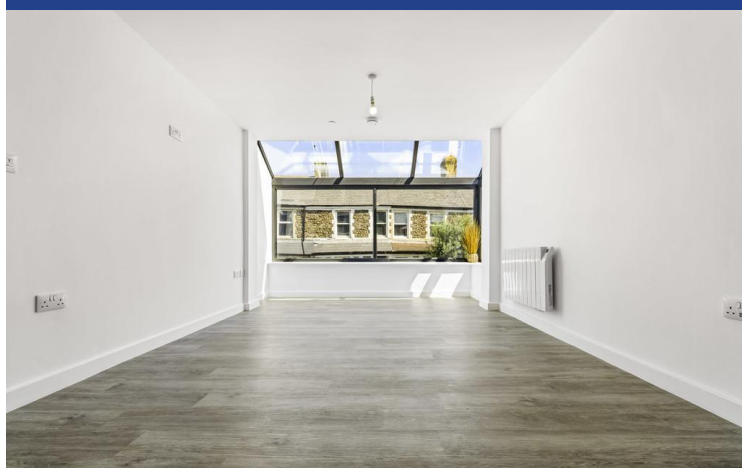
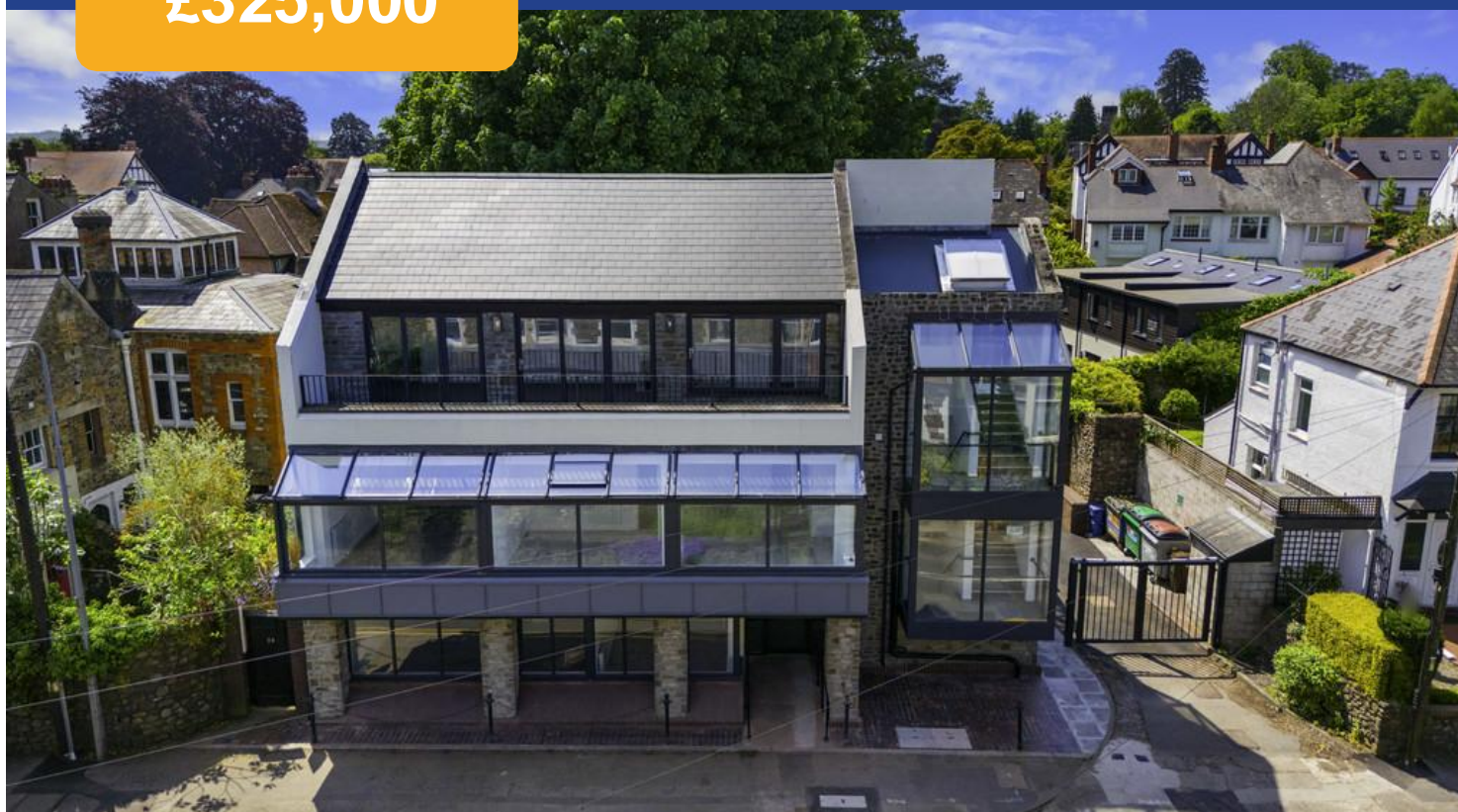
Llandaff, Cardiff, CF5 2FF



Estate Agents and
Chartered Surveyors

Asking Price Of

£325,000



Flat



Property Description

**** FIRST FLOOR APARTMENT ** SOUGHT AFTER LOCATION **** A new, gated development of only nine properties situated in a prime position and only a stones throw from Llandaff high street. This modern, bright and airy first floor two bedroom apartment comprises; hallway, lounge/kitchen/diner, two bedrooms, one with ensuite, and shower room. Electric central heating. One allocated parking space. EPC Rating: C.

Tenure Freehold

Council Tax Band TBC

Floor Area Approx 940 sq.ft.

Viewing Arrangements
Strictly by appointment

LOCATION

Llandaff is a popular and sought after residential suburb conveniently located for schools. The high street offers shops, cafes, public houses, restaurants and banks, including a commuter railway station and a frequent bus service to and from the City Centre.

ENTRANCE

Video intercom entry system via double glazed door into communal hallway. Meter cupboards. Stairs rising to first floor apartment.

HALLWAY

Entered via solid wood front door into hallway. Video intercom entry system. Doors to two bedrooms, and shower room. Electric radiator.

LOUNGE/KITCHEN/DINER

21' 5" x 18' 2" (max) (6.53m x 5.54m)
A well appointed kitchen fitted with a range of base and eye level units incorporating one and a half bowl stainless steel sink with complementary work surfaces. Fitted electric oven and hob with extractor fan over. Integrated fridge/freezer, dishwasher, and drinks cooler. Luxury Vinyl Tile flooring (LVT). Two electric radiators. Spotlights.

Spacious storage cupboard and separate airing cupboard housing the hot water tank.

BEDROOM ONE

17' 7" x 10' 10" (5.37m x 3.31m)
Feature uPVC double glazed window to front aspect. Electric radiator. Door to:

ENSUITE

6' 0" x 5' 9" (1.84m x 1.76m)
Modern low level WC, vanity enclosed wash hand basin and fitted shower cubicle with electric shower over. Marble effect tiled flooring and splash backs. Electric ladder radiator. Spotlights. Extractor fan.

BEDROOM TWO

12' 1" x 10' 8" (3.70m x 3.26m)
uPVC double glazed window to front. Electric radiator.

SHOWER ROOM

8' 3" x 7' 4" (2.52m x 2.25m)
Low level WC, pedestal wash hand basin and double shower tray with electric shower over and glass screen. Marble effect tiled flooring and splash backs. Electric ladder radiator. Extractor fan. Spotlights. uPVC double glazed window to rear.

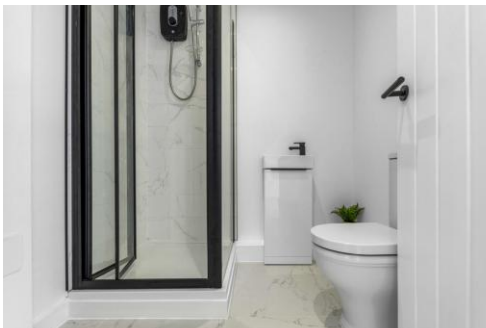
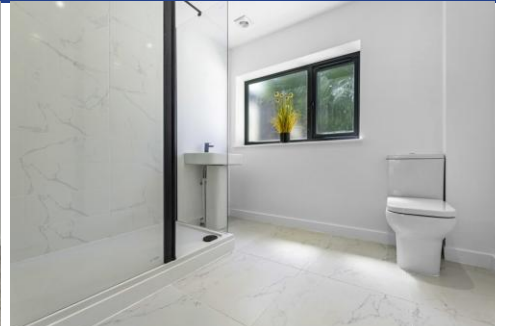
ADDITIONAL INFORMATION

One allocated parking space to rear.

LEASE: 999 Years. 1/6th Of Share Of Freehold.

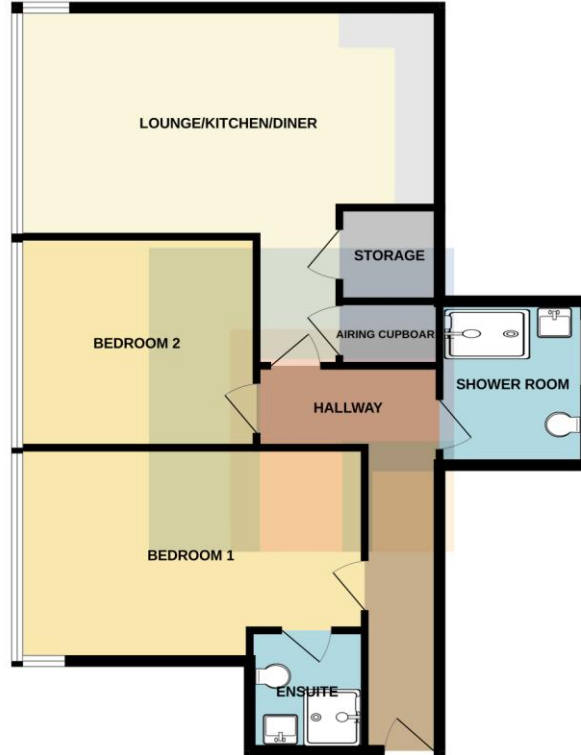
SERVICE CHARGES: £2,700.56 per annum.

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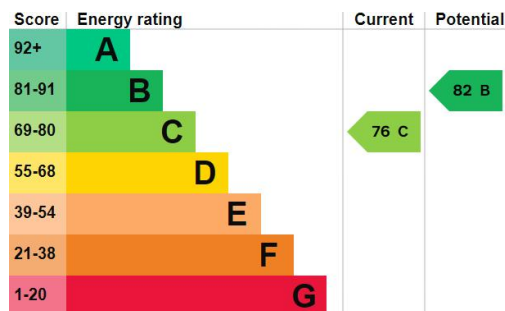


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FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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