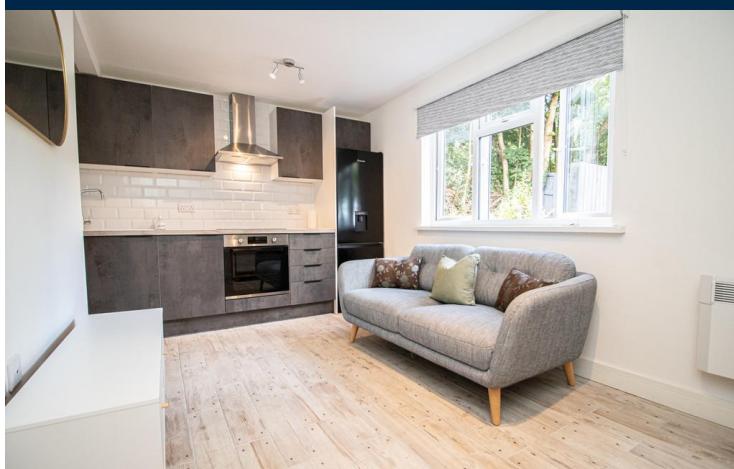




85 TANGMERE DRIVE  
CARDIFF CF5 2PQ

ASKING PRICE OF

**£120,000**



GROUND FLOOR STUDIO APARTMENT



**1**



**1**



**1**



**1**

**\*\* GROUND FLOOR STUDIO FLAT \*\* FULLY RENOVATED \*\* PRIVATE GARDEN \*\***  
VIEWING ADVISED \*\* A beautifully presented, Ground Floor studio flat. Open plan living room/kitchen finished to a high standard. A second room being used as a bedroom. Modern shower room. Private garden laid to lawn with paved patio. EPC Rating: D

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: A**

**FLOOR AREA APPROX: 185 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **COMMUNAL AREAS**

Communal hallway leading to front door of flat. Access to front and rear of hallway.

#### **ADDITIONAL INFORMATION**

The lease has 77 years remaining.

The ground rent is £50 every 6 months (£100 per year).

Private garden, but other flats have a right to access to maintain the building they can.

#### **LIVING ROOM/KITCHEN**

14' 10" (max)x 14' 10" (4.54m x 4.54m)  
An open plan living room/kitchen. Appointed all by one side, modern low and high level cupboards beneath quality laminate worktops, composite sink with chrome mixer tap and side drainer, integrated four ring ceramic hob, integrated oven and extractor hood, plumbing for washing machine and space for fridge freezer. Quality wood effect tiled flooring. Oak sliding door into room being used as a bedroom. Additional oak doors leading to room. uPVC windows to front and side. Electric radiator. Door to shower room.

#### **SHOWER ROOM**

6' 9"(max)x5' 7" (2.08m x 1.72m)  
Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap and vanity, shower with chrome shower and glass filing shower screen. Continuation of quality tiled flooring. Extractor fan. Electric radiator. Half wall tiling.

#### **SECOND ROOM**

8' 6" x7' 6" (2.61m x 2.31m)  
Although a studio, a second room currently being used as a bedroom. Electric radiator. Continuation of tiled flooring.

#### **OUTSIDE**

#### **GARDEN**

A good sized private garden laid to lawn. Paved patio area. Bordered by timber fence to one side. Parking to rear.



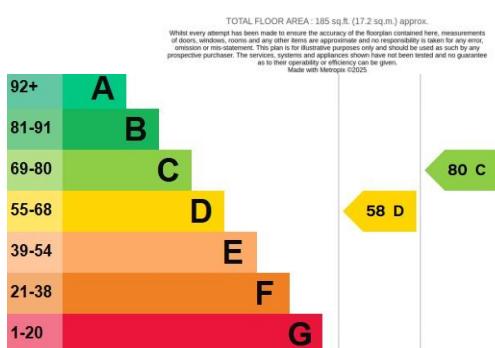
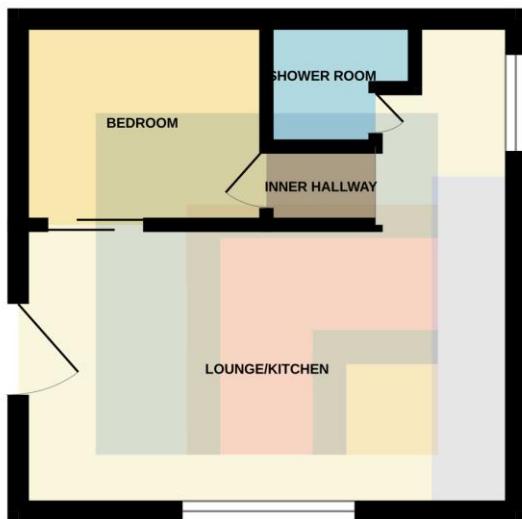
**M G Y . C O . U K**

# 85 TANGMERE DRIVE, CARDIFF CF5 2PQ



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GROUND FLOOR  
185 sq.ft. (17.2 sq.m.) approx.



**RADYR** 029 2084 2124

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Regulated by RICS



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