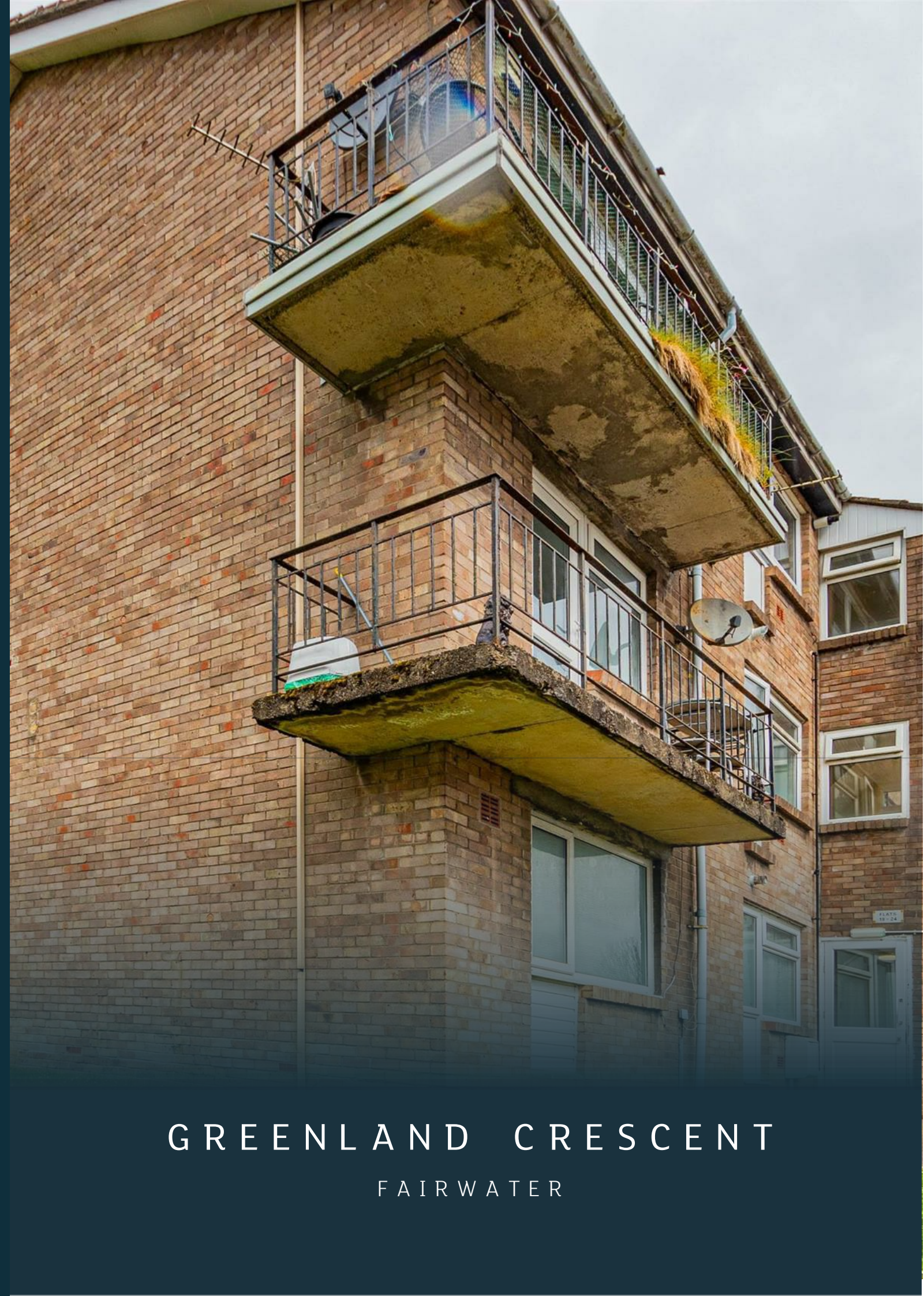


CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

GREENLAND CRESCENT
FAIRWATER



GREENLAND CRESCENT

FAIRWATER, CF5 3HE - £135,000

Welcome to this charming two-bedroom first-floor apartment located on Greenland Crescent in the heart of Cardiff. This lovely property boasts a spacious 625 sq ft of living space, perfect for those seeking a comfortable and cosy home. As you step inside, you are greeted by a bright and airy reception room, ideal for relaxing or entertaining guests. The apartment features two well-proportioned bedrooms, offering plenty of space for a small family, guests, or a home office. One of the highlights of this property is the south-facing balcony, where you can enjoy a cup of tea in the morning sun or unwind after a long day while taking in the views of the surrounding area. Parking will never be an issue with this apartment, as it comes with parking space for two vehicles, ensuring convenience for you and your guests. Additionally, the garage parking in a separate block provides extra security and storage space for your vehicle. Located in a desirable area of Cardiff, this apartment offers a peaceful retreat from the hustle and bustle of the city while still being close to local amenities, schools, and transport links. Don't miss out on the opportunity to make this wonderful flat your new home. Contact us today to arrange a viewing and start envisioning your life in this delightful property on Greenland Crescent.

 2 bedroom(s)  1 bathroom(s)  625.00 sq ft

ENTRANCE HALLWAY

KITCHEN

3.07m x 2.34m (10'1" x 7'8")

LOUNGE/DINER

4.14m x 4.17m (13'7" x 13'8")

BATHROOM

3.05m x 1.68m (10' x 5'6")

BEDROOM

4.19m max x 4.14m (13'9" max x 13'7")

BEDROOM

4.14m x 2.44m (13'7" x 8')

BALCONY

GARAGE

We have been advised the property comes with its own garage located in a separate block with which can be seen in the property

EPC

Rated C


COUNCIL TAX

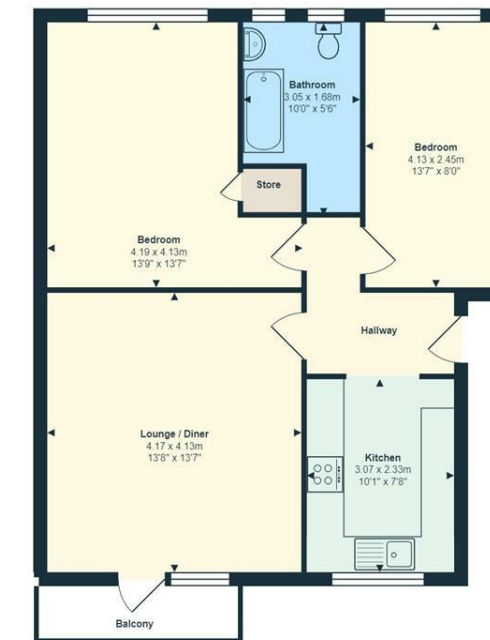
Band C

TENURE

We have been advised by our client that the property is a leasehold with approximately 955 years remaining. The current ground rent is £0 and the service charge paid quarterly work out at around £1228 P.A.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Total Area: 58.0 m² ... 624 ft² (excluding balcony)
 All measurements are approximate and for display purposes only