

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

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GREENFIELD AVENUE
PONTCANNNA

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PONTCANNA, CF11 9PT - £145,000

Welcome to Greenfield Avenue, Pontcanna, Cardiff - a charming location that could be your next home sweet home! This delightful first-floor maisonette offers a cosy retreat with 1 bedroom, perfect for those seeking for their first property or buy to let investment.

As you step inside, you'll be greeted by a modern interior that is tastefully fitted throughout, providing a stylish and inviting atmosphere. The property boasts 1 reception room, ideal for relaxing or entertaining guests, and 1 bathroom for your convenience.

One of the standout features of this property is the allocated parking space, ensuring you never have to worry about finding a spot after a long day. With 145 years remaining on the lease and low service charges, this flat offers not only a contemporary living space but also peace of mind for the future.

Don't miss out on the opportunity to make this lovely flat your own - book a viewing today and envision yourself living in this wonderful space in the heart of Pontcanna.

 1 bedroom(s)  1 bathroom(s)  395.00 sq ft

ENTRANCE HALLWAY

Enter via Upvc front door, carpeted stairs to first floor

BEDROOM

2.29m x 3.19m (7'6" x 10'5")

LIVING ROOM

4.11m x 2.87m (13'5" x 9'4")

KITCHEN

1.91m x 1.69m (6'3" x 5'6")

BATHROOM

1.69m x 2.11 (5'6" x 6'11")

STORAGE CUPBOARD

LOFT ACCESS

ALLOCATED PARKING

1 x space to the rear

TENURE

We are informed by the owner that the property is Leasehold, this is to be confirmed by your legal advisor.

COUNCIL TAX

Band B

SERVICE CHARGES

£325 payable every 6 months

GROUND RENT

Peppercorn ground rent


LEASE DEATILS

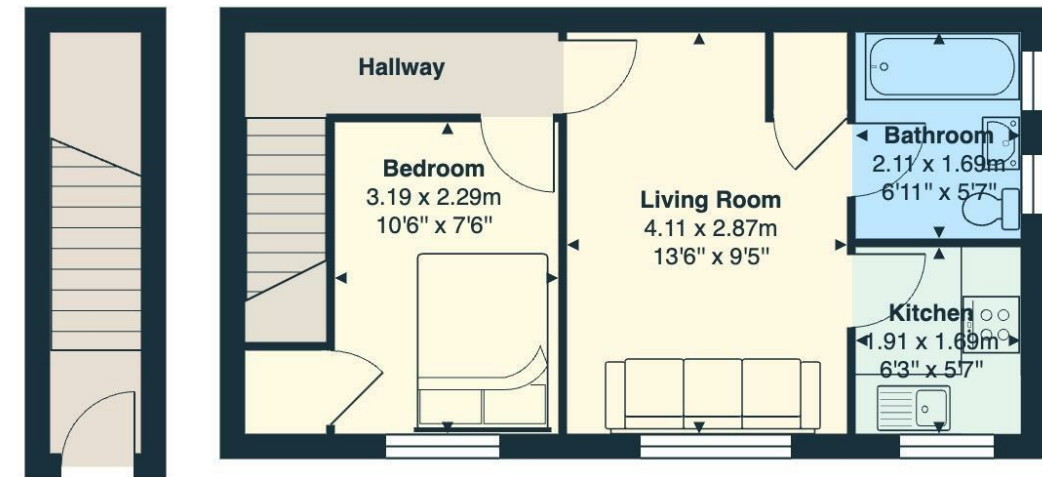
we are informed by our client that there is approx 145 years remaining on the lease.

ADDITIONAL INFORMATION

The apartment would rent for £750-£775 pcm. Purpose built and in one of Cardiff's most popular destinations Great buy to let investment or first time buy.



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		
England & Wales	EU Directive 2002/91/EC	



Greenfield Avenue, Canton, CF11 9PT

Total Area: 36.7 m² ... 395 ft²

All measurements are approximate and for display purposes only

