

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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18 PENHILL ROAD  
PONTCANNA



# 18 PENHILL ROAD

PONTCANNA, CF11 9PR - £285,000

A handsome top floor apartment with uninterrupted views over Llandaff Fields. The accommodation occupies the whole of the top floor. The property has recently had a new electric heating system installed, along with a new consumer unit (fuse box). The property comprises of in brief: Landing with new PVC window, open plan living dining room, kitchen which has recently had a new washing machine fitted, two spacious bedrooms and a recently refurbished bathroom. We strongly recommend a viewing of this property which is offered for sale with NO CHAIN.

 2 bedroom(s)  1 bathroom(s)  818.00 sq ft

## COMMUNAL ENTRANCE

Access via external staircase from Penhill Road. Entrance doors to apartment 2 & 3.

## LANDING

Stripped wood flooring, sash window, smooth plaster walls, doors to leading to bedrooms, separate kitchen and family bathroom.

## LOUNGE/DINER

6.01 x 4.26 (19'9" x 14'0")

Spacious bay fronted living room with ample for space for formal dining; feature fireplace, stripped wood flooring and smooth plaster walls. Recessed ceiling spotlights, economy 7 storage heater and sash windows with secondary glazing to the front aspect overlooking Llandaff fields.

## KITCHEN

3.01 x 2.41 (9'11" x 7'11")

A modern white gloss kitchen with a range of wall and base units and complimenting worktops; integrated fridge freezer, oven and hob, extractor hood, chrome sink and drainer. Space for free standing dishwasher and washing machine. Stripped wood flooring, smooth plastered walls and sash window to side aspect

## BEDROOM ONE

3.94 x 4.91 (12'11" x 16'1")

Fantastic size master bedroom with views over Llandaff fields and comprises stripped wood flooring, smooth plastered walls, built in storage, wall mounted storage heater, sash windows with secondary glazing to the front aspect. Access to fire escape.

## BEDROOM TWO

4.6 x 3 (15'1" x 9'10")

Double bedroom with bay window overlooking Conway Road. Stripped wood flooring, smooth plastered walls, feature fireplace, wall mounted storage heater and sash windows with secondary glazing.

## BATHROOM

1.96 x 1.91 (6'5" x 6'3")


A newly fitted bathroom suite to comprise tiled walls, bath with overhead shower, close coupled WC, pedestal wash hand basin, UPVC double glazed window, stripped wood flooring and chrome heated towel rail.

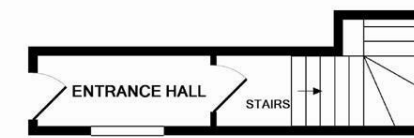
## ADDITIONAL INFORMATION

### TENURE

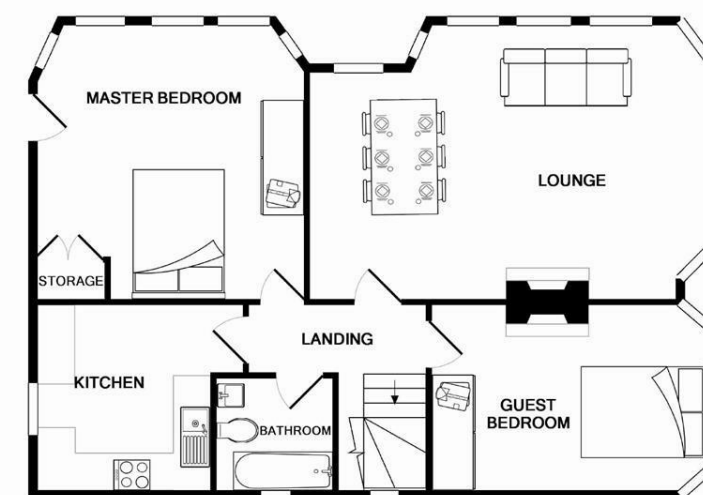
We have been informed that the property is Leasehold with a 999 year lease and further benefits a 1/3 share of the Freehold which must be confirmed by your legal advisor.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		75
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



ENTRANCE FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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