

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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THE CRESCENT  
LLANDAFF



# THE CRESCENT

LLANDAFF, CF5 2DL - £199,950

A charming third floor apartment situated in a purpose built block with lift access in Llandaff. The property comprises of an entrance hallway, fitted kitchen, lounge/diner that overlooks the beautiful gardens, enclosed balcony area, bathroom and two bedrooms. Benefits include lovely communal grounds and residents parking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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	

2 bedroom(s) 1 bathroom(s) 747.45 sq ft

## FOYER

## HALLWAY

## LIVING ROOM

4.95m x 4.93m (16'3 x 16'2)

## DINING ROOM

2.69m x 3.56m (8'10 x 11'8)

## KITCHEN

2.31m x 3.20m (7'7 x 10'6)

## BEDROOM 1

2.82m x 2.95m (9'3 x 9'8)

## BEDROOM 2

3.18m x 2.51m (10'5 x 8'3)

## BATHROOM

1.70m x 2.62m (5'7 x 8'7)

## COVERED BALCONY

## LEASE DETAILS

960 years remaining  
Service charge £2112.00 per Annum  
Peppercorn ground rent

## TENURE

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



## The Crescent, Llandaff, CRF

4th Floor Apartment Interior Area 747.45 sq ft



0 3 6 ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.