

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



BISHOP HANNON DRIVE

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, CF5 3QU - £110,000

This delightful property offers a comfortable living space, perfect for individuals or couples seeking a convenient urban lifestyle. Spanning 462 square feet, the flat features a well-proportioned lounge that provides a welcoming atmosphere for relaxation and entertainment. The kitchen is thoughtfully designed, allowing for easy meal preparation and dining. The property boasts one spacious double bedroom, ensuring a restful retreat at the end of the day. Additionally, there is a bathroom and a separate W.C., enhancing the practicality of the living space. One of the standout features of this flat is the allocated parking, a valuable asset in a bustling city like Cardiff. This convenience allows for easy access to your home without the hassle of searching for parking. Situated in Pentrebane, this property offers easy access to local amenities, public transport, and the vibrant culture that Cardiff has to offer. Whether you are looking to explore the city's rich history, enjoy its diverse dining options, or partake in its lively entertainment scene, this flat serves as an ideal base.

 1 bedroom(s)  1 bathroom(s)  462.00 sq ft

ENTRANCE HALLWAY

LIVING ROOM

4.50m max x 3.76m max (14'9" max x 12'4" max)

KIITCHEN

2.29m x 2.26m (7'6" x 7'5")

BEDROOM

3.30m x 2.29m (10'10" x 7'6")

BATHROOM

2.29m x 1.32m (7'6" x 4'4")

W.C

1.27m x 1.32m (4'2" x 4'4")

OUTSIDE

To the rear of the property is a private garden with space for a table and chairs as well as a washing line,

ALLOCATED PARKING

Parking is allocated one per apartment.

MOBILE & BROADBAND

Mobile signal in the area is good and broadband speeds of up to 1800 Mbps are available.

EPC

Rated D

TENURE

We have been advised by our seller that the property is leasehold with approximately 84 years remaining Buildings insurance premium is inclusive in the ground rent of £100 P.A and the service charge is approximately £203.38 P.A

COUNCIL TAX

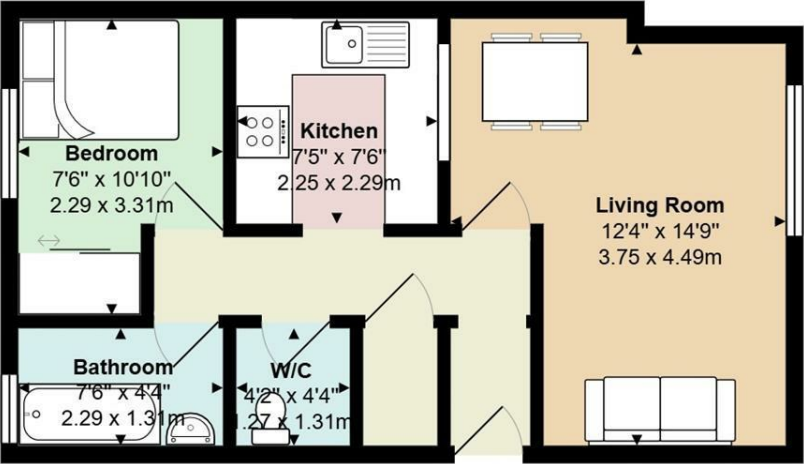
Band B

SCHOOL CATCHMENT

My English medium primary catchment area is Pentrebane Primary School
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.
My English medium secondary catchment area is Cantonian High School
My Welsh medium primary catchment area is Ysgol Gymraeg Coed-Y-Gof
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.
My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Bishop Hannon Drive

Total Area: 436 ft² ... 40.5 m²

All measurements are approximate and for display purposes only