



JeffreyRoss Draft Description and photos for approval.

JR

Flat 1, 44 Taff Embankment, Cardiff, Glamorgan, CF11 7BG Asking Price £130,000

This ground floor flat offers a delightful living experience in a prime location. The building was built originally in 1899 and converted into flats we believe sometime in 2004. The property exudes character while providing modern comforts, making it an ideal choice for first-time buyers or those seeking a cosy retreat. Spanning some 506 square feet, this flat features a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The double bedroom is generously sized, providing a peaceful sanctuary for rest and relaxation. The bathroom is conveniently located, ensuring ease of access for residents and guests alike. One of the standout features of this property is its proximity to the River Taff, allowing for leisurely strolls along the water's edge and easy access to the vibrant amenities of Cardiff City Centre. The flat benefits from double glazing, enhancing energy efficiency and ensuring a comfortable living environment throughout the year.

Comunal hallway

Doors leading to Ground floor and first floor flats

Hallway

Doors leading to living/kitchen, bedroom and bathroom.

Living room/ Kitchen

Bay fronted living room incorporating a well equipped kitchen. Double glazed bay window to the front elevation taking in views of the Taff Embankment. The kitchen area comprises of a good selection of modern cream gloss base and eye level units, with contrasting wood effect work surfaces. Built in oven with gas hob and extractor over. There is a built in dishwasher, washing machine and fridge with freezer box. A useful breakfast bar completes the kitchen area and segregates the room. Radiator

Bedroom

A large double bedroom to the side elevation with a double glazed window, carpeted flooring and radiator. Cupboard housing the combi boiler which we are informed is approximately 6 years old has been regularly serviced

Bathroom

Generous bathroom incorporating a white bathroom suite, bath with shower attachment over, low level WC and wash hand basin. Tiled splash backs and tiled flooring. There is an under-stairs recess area useful for storage. Radiator.

Tenure

We are informed by the owner that the property is Leasehold with a share of the freehold, the Lease is 999 years from 1st January 2004. This is to be confirmed by your legal advisor.

Charges

We are advised that the vendor pays £10 per quarter for the lighting and contributes approximately £150 per annum towards buildings insurance

Council Tax

We have been unable to confirm the council tax for the property. You may be able to get more information from the local council regarding this the local authority reference number is 3222900021400440 Although we believe that it could be band C

Mobile & Broadband

There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available. Broadband speeds of up to 1800 Mbps are available.

Construction

Situated in a Victorian conversion circa 1899 with traditional brickwork with pitched roof.



