

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



BRIDGE ROAD
LLANDAFF NORTH

BRIDGE ROAD

LLANDAFF NORTH, CF14 2JL - £160,000

This apartment is offered to the open market with no onward chain. JeffreyRoss are pleased to bring to the market this very well presented first floor two bedroom apartment that borders Llandaff North and Llandaff. It is conveniently located opposite Ysgol Gyfun Gymraeg Glantaf and benefits easy access to the Taff trail. This light and spacious apartment would make an ideal first time purchase or investment, as rental income for this type of property are achieving around £950 pcm. The apartment benefits communal hallway, stairs to the first floor landing, doors to master bedroom, main bathroom, second bedroom and to the front is an impressive bay fronted living / dining room with recessed fitted kitchen. Parking is available on the adjacent Andrew's road. This apartment is offered to the open market with no onward chain.

Take a look at our interactive walk through tour for a closer look and contact our Pontcanna office to arrange your viewing.

 2 bedroom(s)  1 bathroom(s)  635.00 sq ft

COMMUNAL ENTRANCE

Front doors to both the Ground and First floor apartments

BAY FRONTED LIVING ROOM

4.47m x 4.85m (14'8 x 15'11)

KITCHEN

1.45m x 3.15m (4'9 x 10'4)

BATHROOM

2.51m x 2.08m (8'3 x 6'10)

LANDING

Split landing - rear annex leads to main bedroom and bathroom, stairs to the front to access bedroom two and living / dining and kitchen area.

BEDROOM ONE

3.86m x 3.05m (12'8 x 10')

BEDROOM TWO

2.77m x 3.18m (9'1 x 10'5)

TENURE

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

SERVICE CHARGES

£540 per annum - includes building insurance, communal hall cleaning and communal electricity.

LEASE DETAIL

We are inform by our client that there is approximately 90 years remaining on the lease.

GROUND RENT

£150 per annum

COUNCIL TAX

Band - C

ADDITIONAL INFORMATION

The potential rent for an apartment of this size and standard would range between £950 - £1050 PCM - on street parking is available on the adjacent Andrew's Road.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	82
(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	

Bridge Rd, Llandaff North, CRF

1st Floor Flat Interior Area 634.88 sq 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.