





St. Georges Court Linnet Close,Pentwyn Cardiff CF23 7HG

allen & harris

welcome to

St. Georges Court Linnet Close, Pentwyn Cardiff

A truly unique and rarely available split-level maisonette offering impressively spacious accommodation throughout, boasting three well-proportioned bedrooms, a private roof terrace ideal for entertaining, along with the added benefits of a garage and dedicated parking.

Entrance
Via steps leading to a double glazed front door into:

Porch Area
Door providing access to:

Lounge Area
17' 9" x 12' 7" (5.41m x 3.84m)
Double glazed windows to front and side aspect, radiator, vaulted ceiling with skylight window and steps down to kitchen and opens to:

Study Area
Powerpoints and doors providing access to roof terrace.

Kitchen Area
9' 7" x 8' (2.92m x 2.44m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit with mixer tap over, integrated hob and oven, spaces for washing machine and fridge/freezer, radiator, powerpoints, double glazed window to side aspect and door providing access to:

Inner Hall
Access to:

Bedroom One
16' 6" x 10' 6" (5.03m x 3.20m)
Double glazed window overlooking the roof terrace, radiator and powerpoints.

Bedroom Two
11' 7" x 10' 2" (3.53m x 3.10m)
Double glazed window overlook the roof terrace, radiator and powerpoints.

Bedroom Three
13' 1" x 11' 2" (3.99m x 3.40m)
Double glazed window to side aspect, radiator and powerpoints.

Bathroom
Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin, WC and tiled splashbacks.

Outside

Front
Open area with borders of flowers and shrubs.

Roof Terrace
Enclosed roof terrace split with another apartment and space for table and chairs.

Garage
The vendor has advised that the garage is integral and has power and lighting.

Estate Agents Notes
''Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Floor Plan

Garage

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





welcome to

St. Georges Court Linnet Close, Pentwyn Cardiff

- Split Level Maisonette
- Three Good Size Bedrooms
- Spacious Lounge with Vaulted Ceiling
- Enclosed Roof Terrace
- Parking and Garage

Tenure: Leasehold EPC Rating: D
Council Tax Band: D Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£200,000



view this property online allenandharris.co.uk/Property/ROA114184

The Property Ombudsman

Property Ref:
ROA114184 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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