Latteys Close

CARDIFF, CF14 4PZ

GUIDE PRICE £95,000

Hern & Crabtree



Latteys Close

Offered to the market with no onward chain, this first floor apartment within Birch Court presents an uncomplicated opportunity for those seeking a straightforward move. Positioned within a well regarded residential setting, the property offers a carefully arranged interior that balances practicality with comfort.

Accessed via a shared entrance, the apartment opens into a central hallway with useful storage, setting the tone for a home that is both functional and welcoming. The living space is thoughtfully composed, with patio doors opening to a Juliet balcony that draws in natural light and creates a sense of openness. A feature fireplace provides a natural focal point, while the adjoining kitchen is well equipped with ample cabinetry and workspace.

The double bedroom is quietly situated and benefits from built in storage, while the bathroom has been arranged with accessibility in mind, featuring a walk in shower.

Latteys Close is conveniently located within Cardiff, offering easy access to a range of local amenities including shops, cafes and everyday conveniences. The area is well served by public transport links, providing straightforward connections into Cardiff city centre, while nearby green spaces offer opportunity for outdoor leisure.

This is a home that offers both ease and convenience, enhanced further by the advantage of no onward chain.











Approx sq ft

Council Tax Band: D

Entrance Hall
Entered via a shared hallway with internal fire door leading into the main hallway. Coved ceiling. Electric radiator. Telephone entry system. One small storage cupboard and one larger storage cupboard providing useful additional space.

Bathroom
No window. Coved ceiling. Tiled to half height. Suite comprising wash hand basin and WC. Walk in shower. Electric heater. Accessibility features installed.

Bedroom One
Double glazed window to the front aspect. Coved ceiling. Built in cupboard. Electric radiator.

Kitchen
Double glazed window to the front aspect. Coved ceiling. Fitted with a range of wall and base units with tiled splashback and laminate work surfaces. Stainless steel sink and drainer. Space and plumbing for washing machine. Four ring integrated electric hob with integrated electric oven. Laminate flooring.

Living Room
Double glazed patio doors to the front aspect opening onto a Juliet balcony. Coved ceiling.Electric Radiator. Feature eletric fireplace.

External
The property benefits from a Juliet balcony to the front, providing a pleasant outlook and allowing natural light into the living space.

Disclaimer
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Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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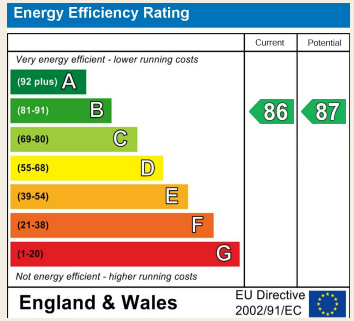
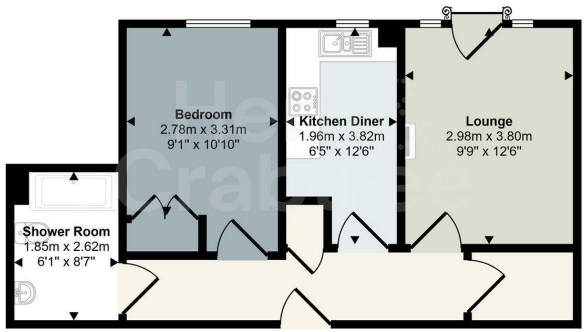




Approx Gross Internal Area
46 sq m / 500 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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