

**Glenwood, Llanedeyrn Cardiff CF23 6UW**

**welcome to**

## **Glenwood, Llanedeyrn Cardiff**

No onward chain! Top-floor flat in Llanedeyrn with elevated views, close to shops, schools, bus routes and great links to Cardiff City Centre and the A48/M4. Includes a bright lounge, fitted kitchen, double bedroom and bathroom and garage, plus double glazing. Ideal first-time buy or investment.

### **Communal Entrance**

Via door into:

### **Communal Hallway**

Stairs rising to the flat.

### **Entrance**

Via door into:

### **Hall**

Doors providing access to:

### **Lounge**

16' 8" x 9' 11" ( 5.08m x 3.02m )

Double glazed window to rear aspect and powerpoints.

### **Kitchen**

11' 4" x 6' ( 3.45m x 1.83m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine and fridge/freezer, powerpoints and double glazed window to rear aspect.

### **Bedroom**

16' 8" x 9' ( 5.08m x 2.74m )

Double glazed window to rear aspect, powerpoints and fitted wardrobes.

### **Bathroom**

Fitted with a three piece suit comprising bath, WC, wash hand basin and double glazed obscure window to rear aspect.

### **Outside**

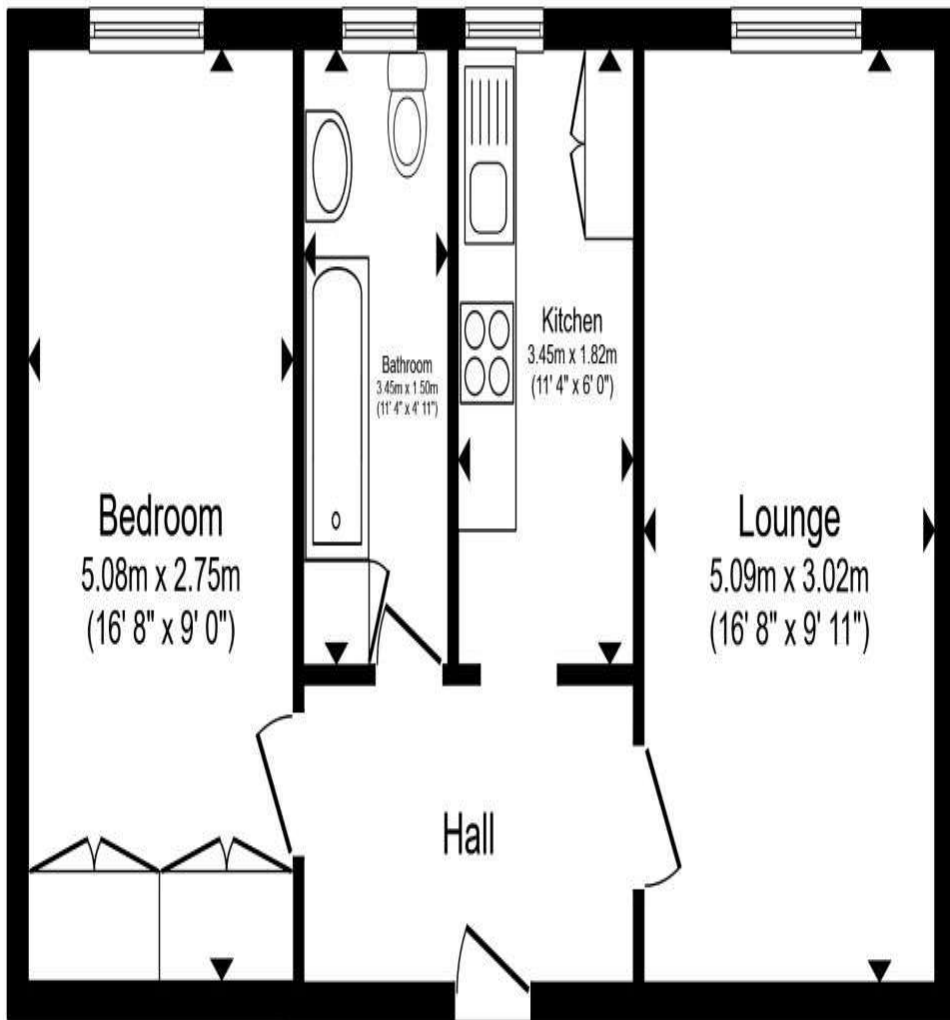
### **Communal Parking**

### **Garage**

### **Leasehold Information**

The vendor has advised of the below:

Length of Lease: Approx. 133 years left  
Service Charge: Approx. £2500 per annum  
Current Annual Buildings Insurance Premium:  
Approx. £100 per annum



Total floor area 47.8 m<sup>2</sup> (514 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Glenwood,**  
**Llanedeyrn Cardiff**

- Top Floor Flat
- Double Bedroom
- Lounge
- Fitted Kitchen
- Bathroom

Tenure: Leasehold EPC Rating: E  
Council Tax Band: B Service Charge: 2500.00  
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  
**£100,000**



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Property Ref:  
ROA114729 - 0005

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