



LLANDAFF ROAD
PONTCANNA
CARDIFF CF11 9NN

ASKING PRICE OF
£250,000



GROUND FLOOR APARTMENT



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TENURE: SHARE OF THE FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 614 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

****TWO BEDROOM GROUND FLOOR APARTMENT WITH OFF ROAD PARKING AND GARDEN*** MGY are delighted to bring to market this well presented two bedroom, ground floor apartment in the highly sought after area of Pontcanna. The accommodation briefly comprises lounge, separate kitchen, two bedrooms and shower room. The property also benefits from having a private garden and off road parking. ***NO CHAIN***

ENTRANCE

Entered via front door leading from communal hallway. Carpeted flooring. Ample under stair storage. Dado rail. Radiator. Doors to all rooms.

LOUNGE

14' 11" x 10' 0" (4.55m x 3.07m)
Double glazed windows to side aspect with fitted blinds. LVT flooring. Coving. Alcoves with open space for fireplace with tiled base. Storage cupboard housing Combi-boiler. Pendant light fitting. Radiator.

KITCHEN

7' 5" x 10' 0" (2.28m x 3.06m)
Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating four ring hob with extractor hood above and oven beneath, and stainless steel double sink and drainer with mixer tap over. Pendant light fitting. Space and plumbing for washing machine and fridge freezer. Tiled splashback. Vinyl flooring. Double glazed window to side aspect. Door leading to rear garden.

BEDROOM ONE

10' 0" x 11' 1" (3.07m x 3.39m)
Large double glazed bay window to front with fitted shutter blinds. Double bedroom. Exposed floorboards. Picture rail. Pendant light fitting. Radiators.

BEDROOM TWO

9' 6" x 13' 8" (2.92m x 4.18m)
A second double bedroom. Double glazed window to rear aspect. Carpeted flooring. Picture rail. Radiator.

SHOWER ROOM

5' 8" x 5' 8" (1.75m x 1.74m)
Immaculate modern shower room. Double shower with glass screen, mains rainfall shower and additional shower attachment. Vanity wash hand basin, with mixer tap and fitted storage under. Wall mounted vanity mirror over. W.C. Partly tiled walls. LVT flooring. Extractor. Pendant light fitting.

OUTSIDE

Private rear garden accessed via the kitchen. Laid to patio. Wall and fenced borders. Gated side access. Outside tap. PowerPoints.

PARKING

Off road parking at the front.

TENURE

Sold with a share of the freehold.

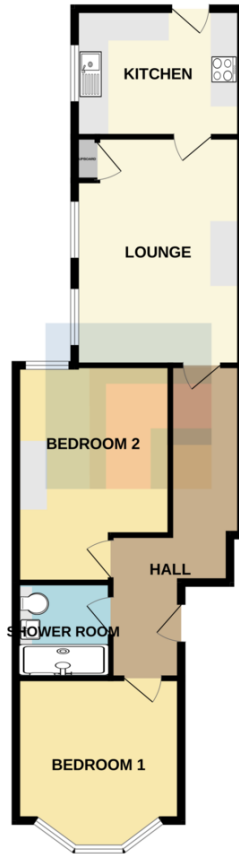


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GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

PONTCANNA 02920 397152

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