www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL



Tatham Road

LLANISHEN



Stylish second floor apartment wiht open plan living and modernised bathrooms, this would make an ideal first time purchase or buy to let investemnt given how strong the rents are in the area. the proeprty is offered with no onward chain

Comments by Mr Elliott Hooper-Nash



Property Specialist

Mr Elliott Hooper-Nash

Director

Elliott@jeffreyross.co.uk

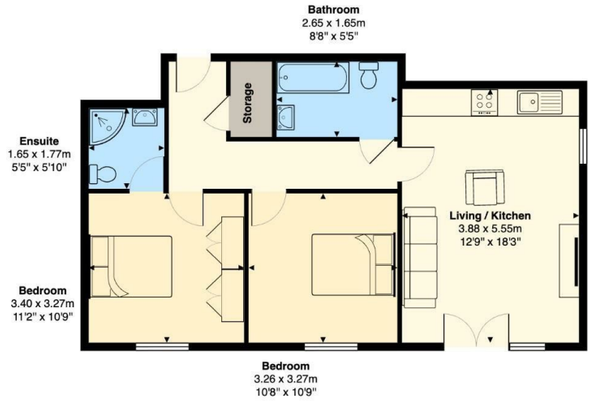




A fantastic apartment and community. We really hope the new owners make as many happy memories here as we did.

Comments by the Homeowner





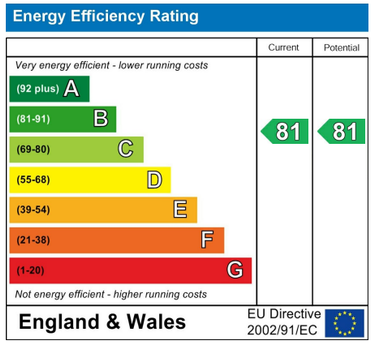
Tatham Road, Llanishen, CF14 5FD

Total Area: 62.0 m² ... 668 ft²

All measurements are approximate and for display purposes only











Tatham Road

Llanishen, Cardiff, CF14 5FD

Asking Price

£180,000

2 Bedroom(s) | 2 Bathroom(s) | 688.00 sq ft



Contact our
Llanishen Branch
02920 499680

Welcome to this charming second-floor flat located on Tatham Road in the desirable area of Llanishen, Cardiff. This delightful property offers a comfortable living space of 688 square feet, making it an ideal choice for individuals or small families seeking a modern home.

As you enter, you will find a well-appointed reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat features two spacious bedrooms, ensuring ample space for rest and privacy. Both bathrooms have been thoughtfully modernised, offering contemporary fixtures and fittings that enhance the overall appeal of the property.

One of the standout features of this flat is the lovely Juliette balcony, which allows natural light to flood the living area while providing a charming view of the surroundings. Additionally, the property benefits from allocated parking, a valuable asset in this bustling area.

Please note that there is no lift in the building. The location in Llanishen is highly sought after, with a range of local amenities, parks, and excellent transport links nearby, making it a convenient choice for those commuting to Cardiff city centre or beyond.

In summary, this modernised flat on Tatham Road presents a wonderful opportunity for anyone looking to settle in a vibrant community. With its appealing features and prime location, it is sure to attract interest from prospective buyers or renters alike. Do not miss the chance to make this delightful property your new home.

Entrance Hallway

Bedroom One

Ensuite

Bedroom Two

Bathroom

Open Plan Living / Kitchen / Dining

Storage Cupboard

Car Parking
Space number 27

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

Lease Details
125 years from 1st January 2008 - 106 years remaining

Service Charges
£806.08 every 6 months

Ground Rent
£125 every 6 months

Council Tax
Band D

Additional Information
No chain
Rental Potential of £1,250+ pcm.
Walking distance to local amenities
Second floor apartment - stair access.

