



Blethin Close, Cardiff CF5 2RR

welcome to

Blethin Close, Cardiff

- Superb one-bedroom maisonette
- Allocated parking space
- Excellent road and rail transport links
- Close to well-regarded schools
- Walking distance to local amenities

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

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000

Entrance Hall

Carpeted staircase rising to the first-floor landing, providing access to the bedroom, bathroom, kitchen and lounge. Features an oak internal door and practical wall-mounted hooks, ideal for coats, bags and everyday essentials.

Reception/ Dining Room

Irregular Shaped Room 12' 2" Max x 12' Max (3.71m Max x 3.66m)
A bright and spacious reception room featuring an oak entrance door, large double-glazed window, radiator, useful storage cupboard, internet point, multiple power sockets and attractive oak wood flooring.

Kitchen

12' 11" Max x 5' 8" Max (3.94m Max x 1.73m Max)
Fitted with a range of wall and base units offering ample storage, complemented by generous worktop space. Features a sink and drainer, space for freestanding white goods, and partially tiled walls. Gas central heating boiler housed within a cupboard. Double-glazed window to the side aspect providing natural light.

Bedroom

11' 7" Max x 9' 5" Max (3.53m Max x 2.87m Max)
A well-proportioned bedroom featuring a double-glazed window, oak wooden door, attractive oak wood flooring,

radiator and power sockets. Benefiting from a useful built-in storage cupboard with hanging rails, providing excellent wardrobe space.

Bathroom

6' 7" Max x 4' 11" Max (2.01m Max x 1.50m Max)
Fully tiled bathroom fitted with a panelled bath and overhead shower, low-level WC, and wash hand basin with vanity cupboard beneath providing useful storage. Finished to a modern standard and designed for easy maintenance.

Agents Notes

Please note that an AML fee covers 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.



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Property Ref:
CRP108382 - 0005

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