



## Hailey Court Evansfield

£170,000

- 900 PLUS YEAR LEASE
- ALLOCATED PARKING
- IMMACULATE FINISH THROUGHOUT
- LLANDAFF TRAIN STATION
- AMENITIES OF LLANDAF NORTH AND WHITCHURCH VILLAGE
- LARGE LOFT SPACE FOR STORAGE
- EPC Rating: C







## About the property

Stunning presentation, first floor maisonette with Long Lease. Excellent investment, downsize or first time buy within close proximity to Llandaff train station and both Whitchurch and Llandaff North Villages.







## Accommodation

### Entrance Hallway

### Landing

### Living Room

13' 10" max x 8' 10" max ( 4.22m max x 2.69m max )

### Kitchen

11' 5" max x 5' 11" max ( 3.48m max x 1.80m max )

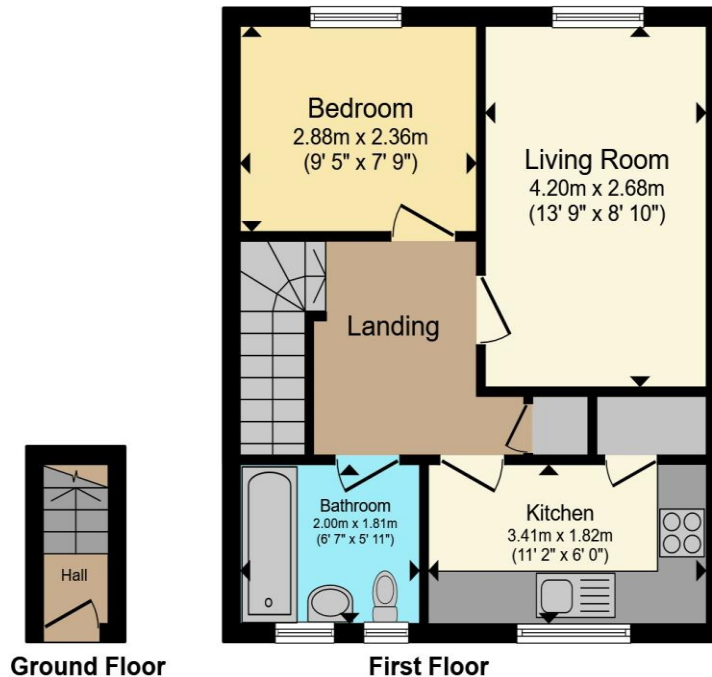
### Bedroom

9' 5" max x 7' 9" max ( 2.87m max x 2.36m max )

### Shower Room

6' 10" max x 5' 11" max ( 2.08m max x 1.80m max )

## Floorplan



Total floor area 40.4 m<sup>2</sup> (435 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)

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