

Asking Price
£180,000

Rowsby Court,
Pontprennau, CARDIFF,
CF23 8FG

THOMAS H WOOD

2 Bedrooms
Apartment - Ground Floor

Situated within the popular development at Rowsby Court, this immaculate ground floor apartment offers spacious, low maintenance living in a highly convenient location. Beautifully presented throughout, the property is ready for immediate occupation and would make an ideal first time purchase, investment or home for those looking to downsize without compromising on space. The accommodation is well planned and comprises a welcoming entrance hallway, two well proportioned bedrooms, a contemporary shower room, and an impressive open plan lounge, dining and kitchen area, creating a bright and sociable living space. Externally, the property benefits from allocated parking together with additional visitor parking.



HALLWAY
Spacious entrance hallway entered via hardwood front door with laminate flooring, painted walls, smooth ceiling, UPVC window to the side aspect with fitted blind, radiator with TRV, airing cupboard housing the hot water cylinder and doors leading to all rooms.

LOUNGE / DINING ROOM
20'7" x 10'5"
A bright and spacious principal reception room overlooking the side aspect with laminate flooring, painted walls, smooth ceiling, two UPVC windows and UPVC French doors opening onto a Juliet balcony. Radiators with TRV, ample space for both lounge furniture and a dining table and chairs, open plan to the kitchen.



Features

- Immaculate Ground Floor Apartment
- Two Well Proportioned Bedrooms
- Spacious Open Plan Lounge/Dining Room
- Modern Fitted Kitchen
- Contemporary Shower Room
- Electric Boiler With Conventional Central Heating System
- Allocated Parking Plus Visitor

KITCHEN
7'5" x 7'11"
Fitted with a range of wall and base units complemented by contrasting work surfaces incorporating a stainless steel sink with drainer. Integrated electric oven, electric hob with extractor hood over, tiled splashbacks, space and plumbing for a washing machine, space for a fridge freezer, laminate flooring, painted walls, smooth ceiling and UPVC window with fitted blind.

BEDROOM ONE
12'5" x 8'11"
A generous double bedroom overlooking the side aspect with carpeted flooring, painted walls, smooth ceiling, UPVC window with fitted blind and radiator with TRV.

BEDROOM TWO
9'3" x 7'0"
A well proportioned second bedroom overlooking the side aspect with carpeted flooring, painted walls, smooth ceiling, UPVC window with fitted blind and radiator with TRV.

SHOWER ROOM
8'4" x 6'4"
(max) Modern shower room fitted with a low level WC, pedestal wash hand basin with chrome taps and double shower enclosure with glazed sliding doors and chrome mixer shower. Tile effect flooring, partially tiled walls, smooth ceiling and UPVC window to the side aspect with fitted blind.

OUTSIDE

FRONT
Well maintained communal entrance with secure access leading to the apartment together with allocated parking and additional visitor parking.

REAR
The property benefits from a Juliet balcony overlooking the communal ground

TENTURE
LEASEHOLD

Terms of lease -128 years remaining
Service Charge £1,800 pa
Ground Rent - £150 pa

COUNCIL TAX
BAND D



2 BEDROOMS

1 BATHROOMS

1 RECEPTION ROOMS

ENERGY RATING: D

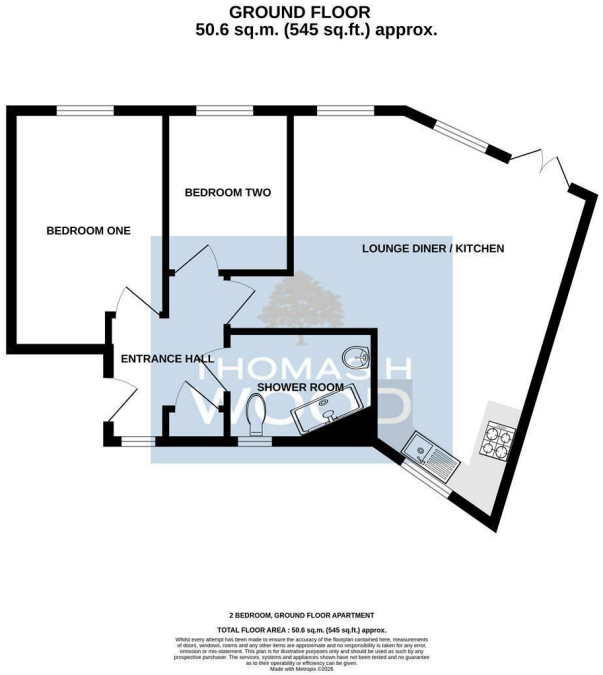
Information

- Tenure: Leasehold
- Council Tax Band: D
- Floor Area: 545.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C



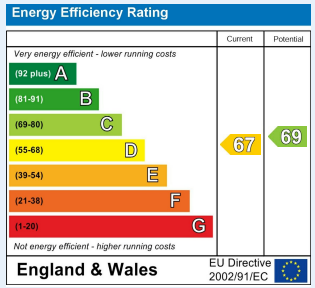




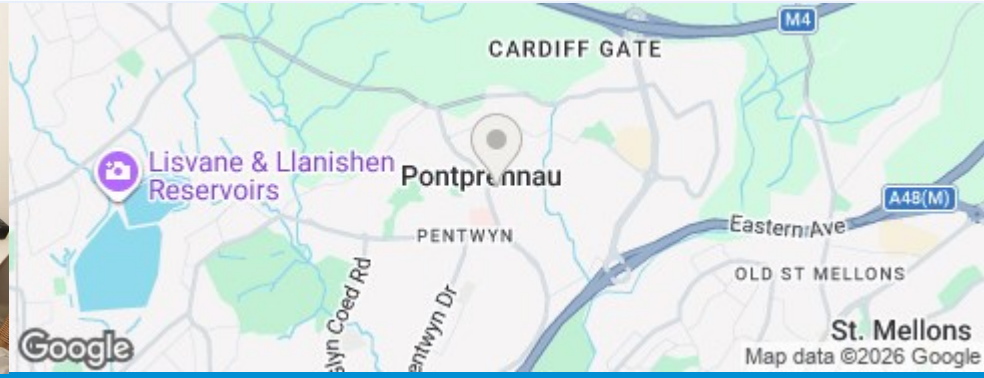




Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements







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