

The Crescent

LLANDAFF, CARDIFF, CF5 2DL

GUIDE PRICE £180,000

**Hern &
Crabtree**



The Crescent

No Chain! A wonderful opportunity to acquire a lovely size and well appointed two bedroom first floor apartment in this sought after modern development on the cusp of Llandaff and Pontcanna. With indoor balcony with views over the communal gardens and an allocated parking space, this property would make a perfect first time buy, investment or anyone wishing to downsize!

The apartment accommodation briefly comprises: Communal Entrance Hall, Hallway, Open Lounge/Diner with doors out onto an indoor balcony/sun room, a Fitted Kitchen, Two Double Bedrooms and a Bathroom. The property further benefits from an allocated parking space and well maintained communal grounds.

Caswell House, The Crescent is ever popular with buyers thanks to being so close to Llandaff village and Pontcanna's local shops, cafés and amenities and there are excellent public transport links to and from Cardiff city centre. Internal viewings are highly recommended!



Approx 799.00 sq ft

Council Tax Band: E

Communal Entrance

Entered via a communal entrance with stairs to all floors.

Hall

Entered via a wood front door, security entry phone, two storage cupboards, radiator.

Kitchen

Double glazed window to the front, wall and base units, cupboard housing the combination boiler, stainless steel sink and drainer, a four ring electric hob with electric oven and grill combi, space for fridge and freezer.

Living/Dining Room

Double glazed window to the front and to the dining area there are sliding patio doors, radiators, coved ceiling, wooden floor in the dining room.

Covered Balcony

Single glazed window overlooking the communal gardens.

Bedroom One

Double glazed window to the rear, radiator, built in wardrobe.

Bedroom Two

Double glazed window to the rear, radiator.

Bathroom

Fitted with bath, w.c and wash hand basin, dado rail, wood paneling and tiled walls, radiator, wood flooring.

Communal Gardens

Parking

One allocated parking space, visible from the front window.

Tenure and Charges

We have been advised by the seller that the property is Leasehold with 999 years from 1985 having 958 years remaining, council tax band is E.

Peppercorn Ground Rent

Service Charges £1,132.63 half yearly

Western Permanent Property Limited

46 Whitchurch Road

Cardiff

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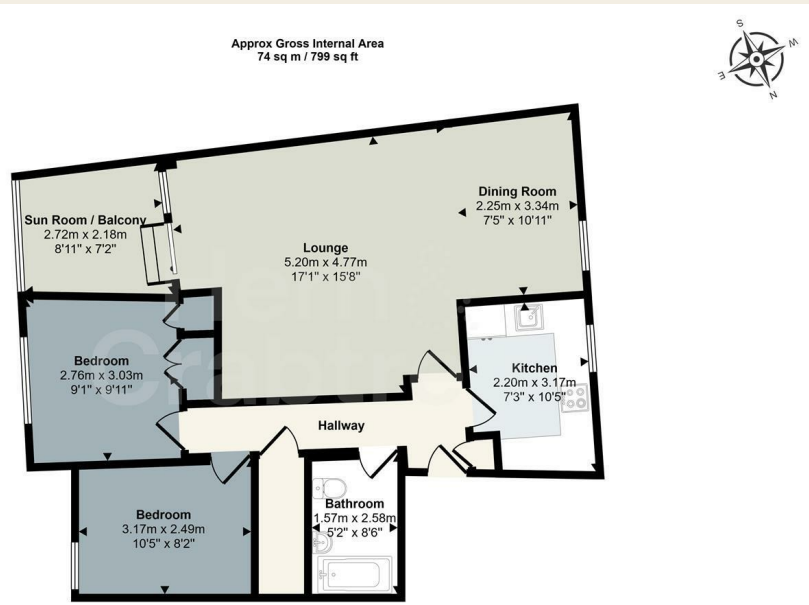
Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Good old-fashioned service with a modern way of thinking.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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