



**Porthamel Court Pantbach Road, Cardiff CF14 6AF**

  
allen & harris

**welcome to**

**Porthamel Court Pantbach Road, Cardiff**

A great ground floor two-bedroom flat in Rhiwbina, offering spacious accommodation. This property is in need of some modernising but is being sold with no onward chain. Viewing recommended!



### **Agents Note**

\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate, it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\*

### **Agents Note**

\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*

### **Entrance Hall**

Carpet, radiator, doors to bedroom two, shower room and lounge/diner, door to understairs storage cupboard

### **Lounge/Diner**

carpet, radiator, double glazed window to front

### **Kitchen**

Wall and base units, integrated oven and hob with extractor hood, space for white goods, sink and drainer, double glazed window to rear

### **Bedroom One**

Carpet, radiator, built in wardrobes, wall and base units, double glazed window to rear. wall mounted mirror

### **Bedroom Two**

Carpet, radiator, double glazed window to front, built in wardrobes

### **Shower Room**

Lino flooring, heated towel rail, boiler cupboard, wash basin, wc, shower cubicle, wall mounted mirror, mirrored cabinet, obscured double glazed window to rear

### **Communal Front**

Enclosed with low level wall, flowerbeds, space for vehicles

### **Communal Rear Garden**

Stone garden with communal rotatory lines



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welcome to

## Porthamel Court Pantbach Road, Cardiff

- Ground floor two-bedroom flat with no chain
- Spacious lounge/diner
- Close to local amenities and Rhiwbina Village
- Communal area to rear
- Good transport links

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1306.00

Ground Rent: 75.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1989.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

**£190,000**

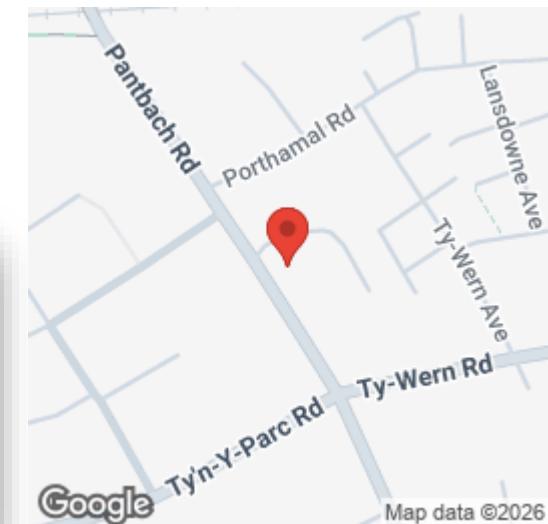


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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
WTC109699 - 0005



Please note the marker reflects the  
postcode not the actual property



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