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Heron Drive

CARDIFF

VALE

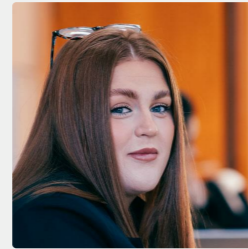
CAERPHILLY

BRISTOL



This is an excellent flat for a first time buyer or for a Landlord looking to expand their portfolio. The property has been very well looked after throughout ownership. Any new owner, could very easily move straight in. Call the office on 02920 867711 and book your viewing today!

Comments by Megan Cannon



Property Specialist
Megan Cannon
Lettings Negotiator

megan.cannon@brinsons.co.uk



The property has been a great asset. I've been lucky with my tenant, who has looked after the place very nicely.

Comments by the Homeowner



B 23 Heron Drive

Total Area: 42.6 m² ... 458 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	81
(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		



Heron Drive

, Penallta, CF82 6AJ

Asking Price

£110,000



1 Bedroom(s)



1 Bathroom(s)



458.00 sq ft



Contact our

Brinsons Caerphilly Branch

029 20867711

This well-presented one-bedroom ground floor apartment offers comfortable and convenient living, making it an ideal choice for first-time buyers, downsizers, or investors alike.

Situated within the highly sought-after Cwm Calon Estate, the property enjoys close proximity to a range of local amenities, including shops, excellent transport links, and the popular Penallta Park—perfect for outdoor leisure and relaxation.

The accommodation comprises a spacious double bedroom, a well-appointed bathroom, a fitted kitchen, and a bright and airy lounge. Positioned entirely on the ground floor, the apartment provides easy access throughout, with a practical layout well-suited to modern living.

Further benefits include an efficient all-electric heating system and an allocated parking space, adding to the property's overall convenience and appeal.

This is a fantastic opportunity not to be missed.

EPC = 74 (C)
 SERVICE CHARGE = £1629.80 PA
 GROUND RENT = £50 PA
 LEASE TERM = 125 years
 YEARS REMAINING = 106 years



Entrance Hall

Storage

Bathroom

Kitchen 7'10" x 7'1" (2.40 x 2.18)

Living Room 11'3" x 14'5" (3.45 x 4.40)

Bedroom 9'4" x 11'0" (2.86 x 3.36)

Fitted Wardrobes

Tenure

We are informed by our client that the property is Leasehold, this is to be confirmed by your legal advisor.

School Catchment

Welsh Medium Primary School : YSGOL PENALLTAU
 Welsh Medium Secondary School : YSGOL GYFUN CWM RHYMINI
 English Medium Primary School : YSTRAD MYNACH PRIMARY
 English Medium Secondary School : LEWIS SCHOOL PENGAM/
 LEWIS GIRLS COMPREHENSIVE SCHOOL

Council Tax

BAND B

Lease details

SERVICE CHARGE = £1629.80 PA
 GROUND RENT = £50 PCM
 LEASE TERM = 125 years
 Years remaining = 106 years

SC covers maintenance of all communal areas.

Management company: Lambert Smith Hampton Residential



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