Penhill Road

PONTCANNA, CF11 9PS

GUIDE PRICE £250,000

Hern & Crabtree



Penhill Road

NO CHAIN!

There are very few apartments in Pontcanna that enjoy an outlook quite like this. From the front windows, the view stretches directly across Llandaff Fields, giving these rooms a wonderful sense of space and greenery throughout the year.

Melrose Court is one of those developments that has quietly stood the test of time. Built during the 1930s, in art deco style - the apartments are known for their generous proportions. This ground floor apartment has been completely renovated in recent years and has been looked after with obvious care. The original wooden parquet and the terrazzo flooring remains throughout the property.

Both bedrooms are comfortable doubles and there is an ease to the way the apartment works. Everything feels practical, with the well fitted kitchen giving direct access to the balcony. Residents' parking and a seperate storage/ utility unit directly underneath the apartment, housing boiler, washing machine and tumble dryer. complete the picture.

The absence of an onward chain makes for a straightforward move.

Outside the gates, Pontcanna needs little introduction. Llandaff Fields is opposite, Bute Park is a few minutes away and the cafés, restaurants and independent shops along Pontcanna Street and Cathedral Road are all within walking distance. Cardiff city centre can be reached on foot, making this an apartment that suits those who want green space without giving up the convenience of city living.











Approx 638.00 sq ft

Council Tax Band: D

Communal Entrance Hall
Communal entrance hall providing secure access to the apartment.

Entrance Hall
Wood panelled oak entrance door. Radiator. Power points. Telephone intercom system. Original Terrazzo flooring. Central heating thermostat control. Doors leading to all principal rooms.

Lounge / Dining Room
Double glazed bay window to the front elevation enjoying superb views across Llandaff Fields. A bright and welcoming reception room with parquet flooring. Radiator. Ample space for both seating and dining furniture.

Kitchen
UPVC double glazed window and obscure glazed door to the rear providing access to the balcony. Range of white wall and base units with wooden worktops over. Stainless steel sink and drainer with mixer tap. Built in oven, gas hob with extractor fan over. Integrated fridge freezer. Integrated dishwasher. Part tiled walls. Radiator. Original feature Terrazzo flooring.

Bedroom One
Brand New - UPVC double glazed window to the rear elevation. Spacious double bedroom with parquet flooring, radiator and ample space for additional bedroom furniture.

Bedroom Two
UPVC double glazed window to the front elevation with pleasant views towards the park. A generous second double bedroom with parquet flooring and radiator.

Bathroom
Obscure double glazed window. Fitted with a white three piece suite comprising double shower tray with fitted shower over and glass splashback screen, wash hand basin with vanity unit and low level WC. Heated towel radiator. Extractor fan. Feature original Terrazzo flooring.

Balcony
Accessed directly from the kitchen, providing a pleasant outdoor seating area overlooking the rear of the development.

Garage, Parking & Communal Grounds
Melrose Court benefits from well maintained communal grounds together with space for some parking for residents use (not allocated) The property also enjoys an additional private storage/ utility unit.

Tenure
Leasehold. 999 year lease from 1993. Approximately 966 years remaining. Annual service charge and maintenance: £2,160.

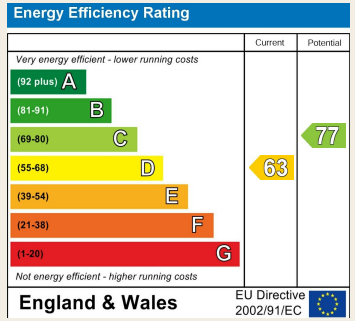
Additional Information
Council Tax Band D (Cardiff). EPC rating D.

Disclaimer
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss. We recommend you seek advice from your legal conveyancer to ensure accuracy. 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.



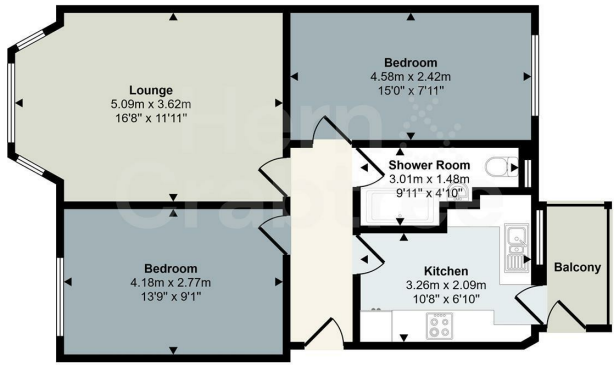
Good old-fashioned service with a modern way of thinking.







Approx Gross Internal Area
59 sq m / 638 sq ft



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.



Hern & Crabtree

02920 228135 pontcanna@hern-crabtree.co.uk hern-crabtree.co.uk 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.