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CARDIFF

VALE

CAERPHILLY

BRISTOL

Clos Dol Henlog

PONTRENNAU



A spacious ground floor flat, perfect for first time buyers or investors.

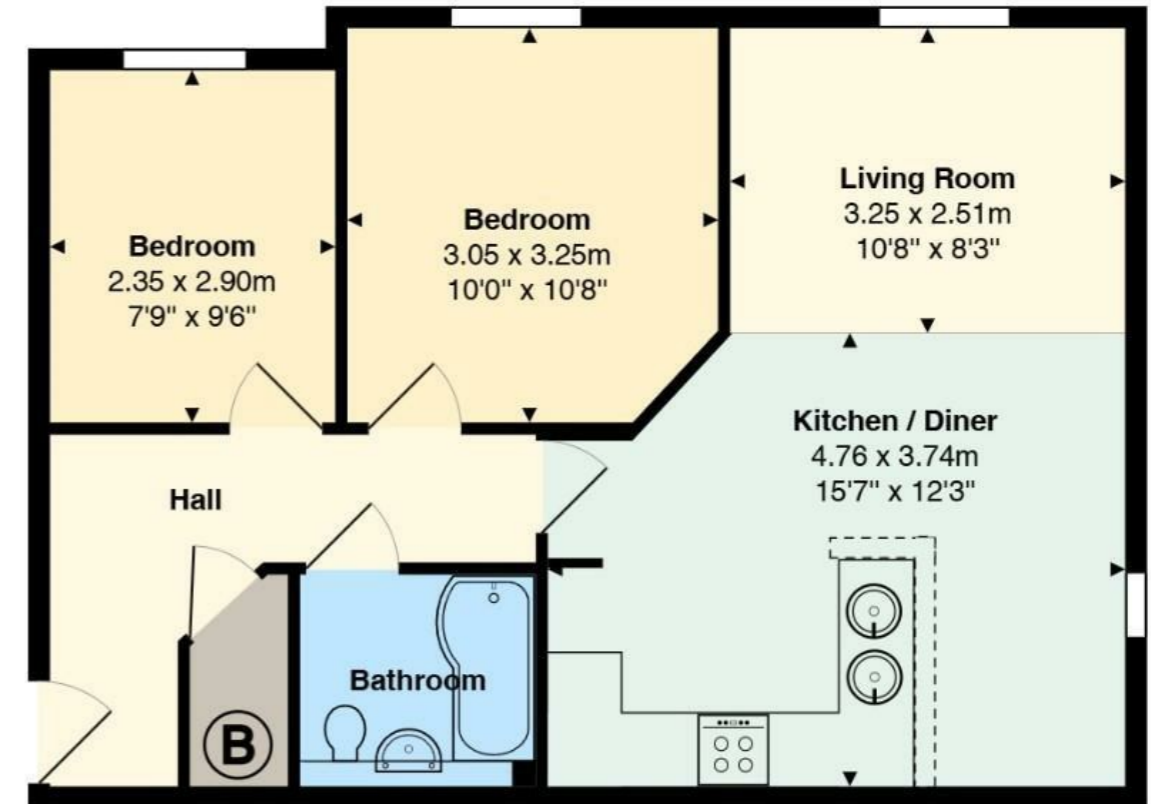
Comments by Ms Nadia Refae



Property Specialist
Ms Nadia Refae
Valuer
nadia@jeffreygross.co.uk

Clos Dol Heulog

Total Area: 54.5 m² ... 587 ft²



All measurements are approximate and for display purposes only

Comments by the Homeowner



Clos Dol Heulog

Pontprennau, Cardiff, CF23 8AT

Offers Over

£160,000



2 Bedroom(s)



1 Bathroom(s)



587.00 sq ft



Contact our

Llanishen Branch

02920 499680



Welcome to this charming ground floor apartment located in the desirable area of Clos Dol Heulog, Pontprennau, Cardiff. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or those looking to downsize.

Spanning an impressive 587 square feet, the apartment features a well-designed open plan living room and kitchen, creating a spacious and inviting atmosphere for both relaxation and entertaining. The living area is bathed in natural light, enhancing the sense of space and warmth throughout.

The apartment boasts two generously sized bedrooms, providing ample room for rest and personal space. The well-appointed bathroom adds to the practicality of the home, ensuring all your needs are met.

One of the standout features of this property is the allocated parking, a rare find in many urban settings, offering you the convenience of having your own designated space. Additionally, with no onward chain, you can enjoy a smooth and hassle-free transition into your new home.

Situated in the vibrant community of Pontprennau, you will benefit from a range of local amenities, including shops, schools, and parks, all within easy reach. This location also provides excellent transport links to Cardiff city centre and beyond, making it perfect for commuters.

In summary, this lovely apartment in Clos Dol Heulog presents a wonderful opportunity to own a modern and spacious home in a sought-after area. Do not miss the chance to make this property your own.



Hall

ANNUAL SERVICE CHARGE - £2200

Bathroom

LENGTH OF LEASE - 101 years

Master Bedroom 10'0" x 10'7" (3.05 x 3.25)

School Catchment Area

My English medium primary catchment area is Pontprennau Primary School

Bedroom Two 7'8" x 9'6" (2.35 x 2.90)

My English medium secondary catchment area is Llanishen High School

Living Room 10'7" x 8'2" (3.25 x 2.51)

My Welsh medium primary catchment area is Ysgol Gynradd Gymraeg Pen Y Groes

Kitchen/Diner 15'7" x 12'3" (4.76 x 3.74)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern

Tenure

We are informed by the owner that the property is Leasehold.

EPC

C

Council Tax

D

Additional Information

GROUND RENT - £100 annually

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(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 