



**Clos Dol Heulog, Pontprennau Cardiff CF23 8AT**

**welcome to**

## **Clos Dol Heulog, Pontprennau Cardiff**

A well-presented first-floor apartment in the sought-after area of Pontprennau, with excellent access to Cardiff Gate and the A48/M4.

The property offers a bright open-plan lounge/kitchen, two bedrooms, and a modern bathroom, along with a balcony, allocated parking, and double glazing.

### **Communal Entrance**

Via a secured door into:

### **Communal Hallway**

Stairs rising to the apartment and post boxes.

### **Entrance**

Via a wooden door into:

### **Hallway**

Airing cupboard housing tank, intercom system, wall mounted heater and doors providing access to:

### **Lounge Area/Kitchen Area**

20' Max x 15' 4" ( 6.10m Max x 4.67m )

Double glazed French doors to rear opening onto balcony, inset spotlights, space for table and chairs, powerpoints, laminate flooring, wall mounted electric heater and double glazed window to side aspect.

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric oven and electric hob, extractor hood, integrated dishwasher, integrated washing machine, space for fridge/freezer and powerpoints.

### **Bedroom One**

13' 1" Max x 12' ( 3.99m Max x 3.66m )

Double glazed window to rear aspect, powerpoints, wall mounted electric heater and built in wardrobe.

### **Bedroom Two**

9' 11" Max x 9' 6" Max ( 3.02m Max x 2.90m Max )

Double glazed window to rear aspect, powerpoints and wall mounted electric heater.

### **Bathroom**

Fitted with a three piece suite comprising of a panelled bath with shower over, WC, wash hand basin inset to vanity unit, vinyl flooring and electric heated towel rail.

### **Outside**

#### **Allocated Parking**

The vendor has advised us that the property has one allocated parking space.

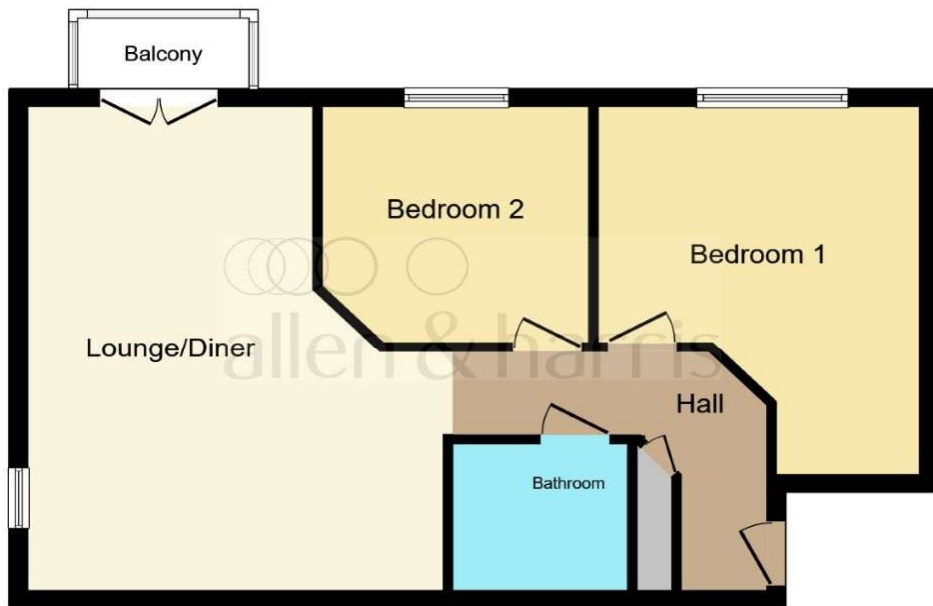
#### **Leasehold Information**

The vendor has advised of the below:

Length of Lease: Approx. 101 years left

Ground Rent: Approx. £100 per annum

Service Charge: Approx. £2350 per annum



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**welcome to**  
**Clos Dol Heulog,**  
**Pontprennau Cardiff**

- First Floor Apartment
- Two Bedrooms
- Lounge Area/Fitted Kitchen Area
- Bathroom
- Balcony Overlooking the Park Area

Tenure: Leasehold EPC Rating: B  
Council Tax Band: D Service Charge: 2350.00  
Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£175,000**



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Property Ref:  
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