



Doe Close, Penylan Cardiff CF23 9HJ

welcome to

Doe Close, Penylan Cardiff

A well-presented two-bedroom coach house in the sought-after area of Penylan, close to local amenities, schools, transport links and Cardiff City Centre. Featuring a bright lounge/dining area, fitted kitchen area, garage conversion, allocated parking, gas central heating and double glazing.

Ground Floor

Entrance

Via a front door into:

Hallway

Door providing access to garage conversion, stairs rising to first floor and access to:

First Floor

Lounge/Dining Area

20' x 12' 4" (6.10m x 3.76m)

Double glazed windows to front and side aspect, two radiators, laminate flooring, spotlights and opens to:

Kitchen Area

9' 11" x 5' 5" (3.02m x 1.65m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric double oven, extractor fan, integrated microwave and dishwasher, laminate flooring, space for fridge/freezer and double glazed skylight to rear aspect.

Bedroom One

10' 7" x 8' 6" (3.23m x 2.59m)

Double glazed window to front aspect, radiator, laminate flooring and fitted wardrobes with sliding doors, one of which is a mirror.

Bedroom Two

8' 3" x 7' 3" (2.51m x 2.21m)

Double glazed window to rear aspect, radiator and laminate flooring.

Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin inset into vanity unit, low level WC, extractor, tiled flooring, heated towel rail, fitted cupboard and double glazed skylight to rear aspect.

Outside

Garage Conversion

Wall mounted boiler, built in storage housing washer/dryer and laminate flooring.

Allocated Parking

The vendor has advised that there is allocated parking to the front of the property.

Leasehold Information

The vendor has advised of the below:

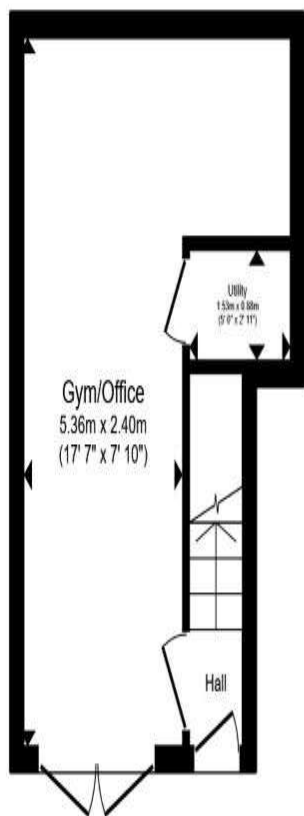
Length of Lease: Approx. 974 Years Left

Ground Rent: Approx. £51 per annum

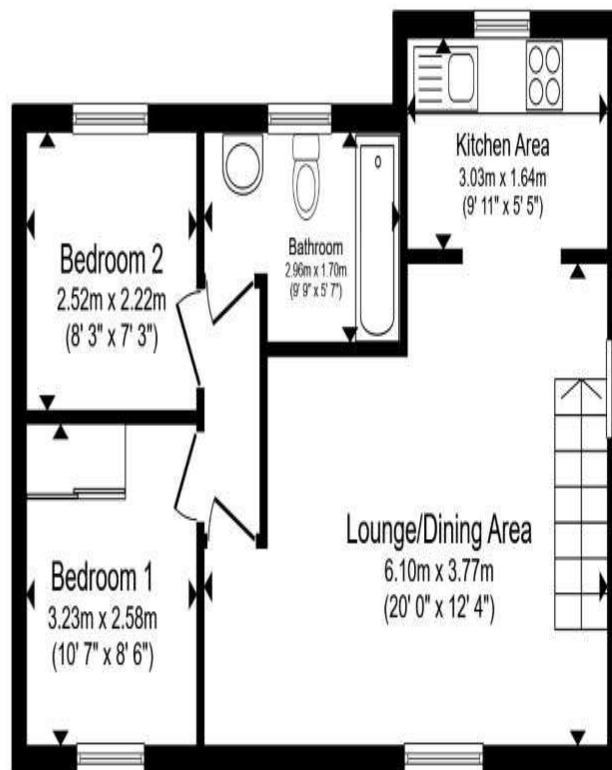
Service Charge: Approx. £549.91 per annum

Estate Agents Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



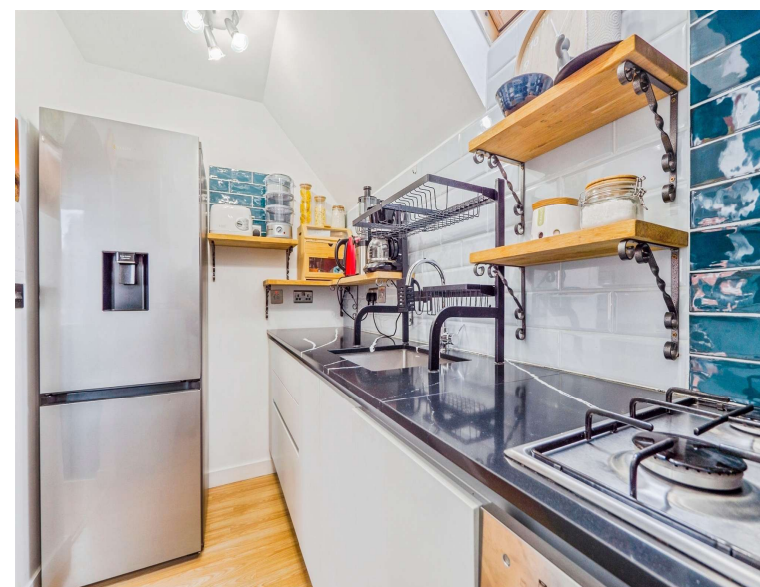
Ground Floor



First Floor

Total floor area 65.6 m² (706 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Doe Close,
Penylan Cardiff

- Detached Coach House
- Two Bedrooms
- Lounge/Dining Area
- Fitted Kitchen Area
- Bathroom

Tenure: Leasehold EPC Rating: C
Council Tax Band: D Service Charge: 549.91
Ground Rent: 51.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2001.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

offers in excess of
£200,000



view this property online allenandharris.co.uk/Property/ROA114932



Property Ref:
ROA114932 - 0004

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.


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