Cedar Crescent

TONTEG, PONTYPRIDD, CF38 1LF

GUIDE PRICE £120,000

Hern & Crabtree



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Hern & Crabtree are delighted to present this well-maintained and deceptively spacious two-bedroom top-floor apartment, situated within the popular residential area of Llys Celyn, Tonteg. Offered to the market with no onward chain, this property would make an ideal first-time purchase, downsize or investment opportunity.

The accommodation briefly comprises an entrance hallway, spacious kitchen/diner, light and airy lounge, two generous double bedrooms, separate bathroom and WC. Further benefits include a built-in wardrobe to the principal bedroom and a fully boarded attic providing excellent additional storage.

Conveniently positioned for local amenities, transport links and neighbouring villages, this attractive apartment offers well-proportioned accommodation in a desirable residential setting.

Early viewing is highly recommended.











Approx 797.00 sq ft

Council Tax Band: B

Communal Entrance
A communal entrance hall, stairs to the first floor flat.

Hall
Entered via a wood front door, access to loft, dado rail, radiator, two storage cupboards.

Living Room
Double glazed window to the front, radiator, coved ceiling, dado rail.

Kitchen
Double glazed window to front, wall and base units with worktop over, stainless steel sink and drainer, radiator, coved ceiling, wooden floor.

Bedroom One
Double glazed window to the rear, radiator, large walk in cupboard.

Bedroom Two
Double glazed window to the rear, radiator, picture rail.

Bathroom
Fitted with bath with shoer over and wash hand basin, radiator, tiled walls and tiled floor.

Separate W.C
Fitted with w.c, dado rail, tiled floor.

Parking
Private parking area for approximately 8 cars, residents only, first come first served, no designated space for the flat.

Tenure and Additional Information
We have been advised by the vendor that the property is Leasehold.
125 years from 1986
Leasehold - 85 Years Remaining

Service Charge - £58.38 per month (approx)

Ground Rent - £10.00 per annum

Rhondda Cynon Taf Council Tax Band: B

Probate Granted

EPC - C

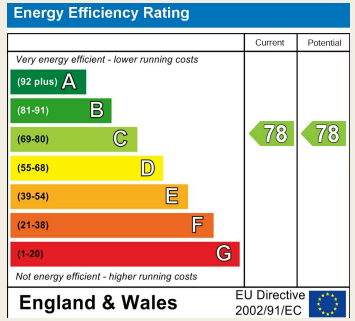
Disclaimer
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

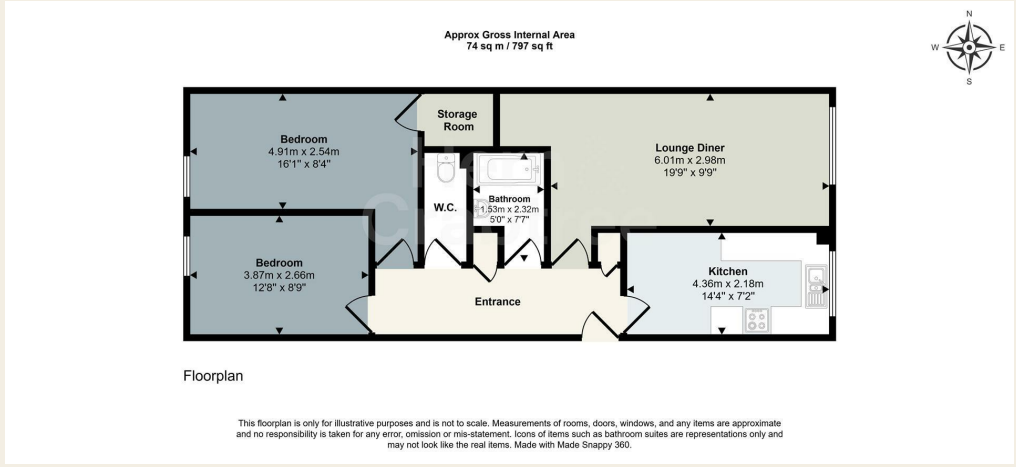


Good old-fashioned service with a modern way of thinking.









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

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