



Ground Floor 102 Llandaff Road, Cardiff

£250,000 Leasehold

Two bedroom ground floor Pontcanna apartment with lounge, kitchen, shower room, private garden, off road parking. No chain. 109 year lease. Share of freehold option. EPC D.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

DESCRIPTION

****TWO BEDROOM GROUND FLOOR APARTMENT WITH OFF ROAD PARKING AND GARDEN*** MGY are delighted to bring to market this well presented two bedroom, ground floor apartment in the highly sought after area of Pontcanna. The accommodation briefly comprises lounge, separate kitchen, two bedrooms and shower room The property also benefits from having a private garden and off road parking. ***NO CHAIN***

ENTRANCE

Entered via front door leading from communal hallway. Carpeted flooring. Ample under stair storage. Dado rail. Radiator. Doors to all rooms.

LOUNGE

14' 11" x 10' 1" (4.55m x 3.07m)

Double glazed windows to side aspect with fitted blinds. LVT flooring. Coving. Alcoves with open space for fireplace with tiled base. Storage cupboard housing Combi-boiler. Pendant light fitting. Radiator.

KITCHEN

7' 6" x 10' 0" (2.28m x 3.06m)

Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating four ring hob with extractor hood above and oven beneath, and stainless steel double sink and drainer with mixer tap over. Pendant light fitting. Space and plumbing for washing machine and fridge freezer. Tiled splashback. Vinyl flooring. Double glazed window to side aspect. Door leading to rear garden.

BEDROOM ONE

10' 1" x 11' 1" (3.07m x 3.39m)

Large double glazed bay window to front with fitted shutter blinds. Double bedroom. Exposed floorboards. Picture rail. Pendant light fitting. Radiators.

BEDROOM TWO

9' 7" x 13' 9" (2.92m x 4.18m)

A second double bedroom. Double glazed window to rear aspect. Carpeted flooring. Picture rail. Radiator.

SHOWER ROOM

5' 9" x 5' 9" (1.75m x 1.74m)

Immaculate modern shower room. Double shower with glass screen, mains rainfall shower and additional shower attachment. Vanity wash hand basin, with mixer tap and fitted storage under. Wall mounted vanity mirror over. W.C. Partly tiled walls. LVT flooring. Extractor. Pendant light fitting.

LEASE DETAILS

125 years from June 2010 (109 years remaining). The freeholder of the building (current vendor) advises that they are willing to sell the share of the freehold.

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





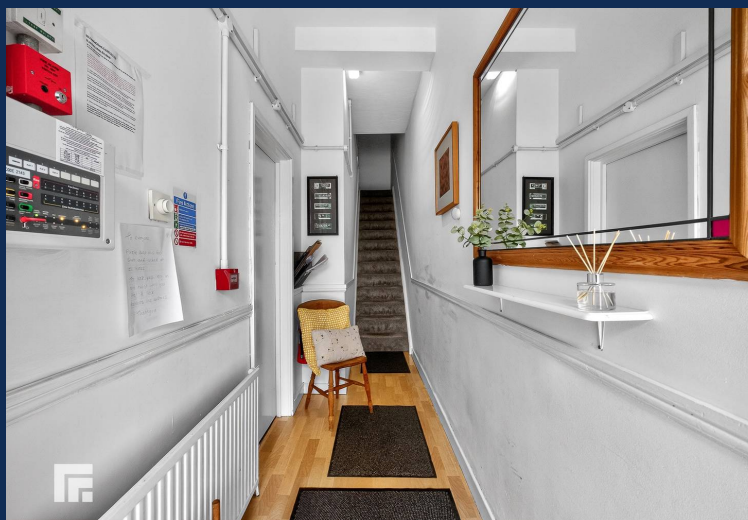
GARDEN

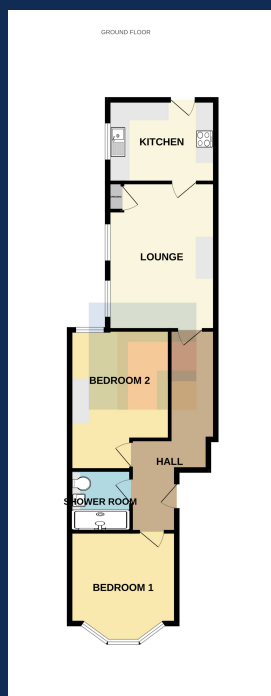
Private rear garden accessed via the kitchen. Laid to patio. Wall and fenced borders. Gated side access. Outside tap. PowerPoints.

OFF STREET

1 Parking Space

Off road parking at the front.





PENARTH 029 2047 5191

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