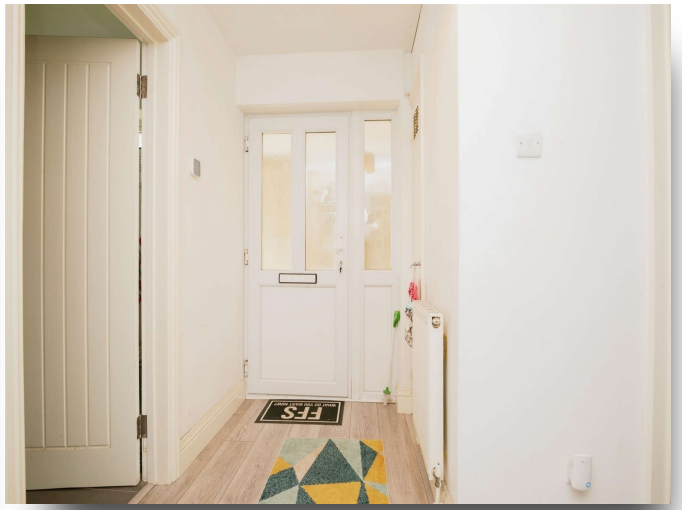






Waun Fach,Pentwyn Cardiff CF23 7BE

allen & harris

welcome to

Waun Fach, Pentwyn Cardiff

A spacious two-bedroom ground floor flat in the popular area of Pentwyn, close to local amenities, transport links and excellent road connections. Benefiting from a bright lounge, fitted kitchen, double glazing and a garage en bloc. Ideal first-time buy or investment. Viewing recommended!

Communal Entrance
Entered via communal door into:

Communal Hallway
Access to flat.

Entrance
Via door into:

Hall
Doors providing access to:

Lounge
16' 5" x 11' 11" (5.00m x 3.63m)
Double glazed window to rear aspect.

Kitchen
10' 2" x 8' 6" (3.10m x 2.59m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and oven, cooker hood, spaces for washing machine, integrated undercounter fridge/freezer and double glazed window to side aspect.

Bedroom One
10' 10" x 10' 1" (3.30m x 3.07m)
Double glazed window to side aspect.

Bedroom Two
10' 2" x 6' 10" (3.10m x 2.08m)
Double glazed window to side aspect.

Bathroom
Fitted with a three piece suite comprising bath, WC, wash hand basin and double glazed window to front aspect.

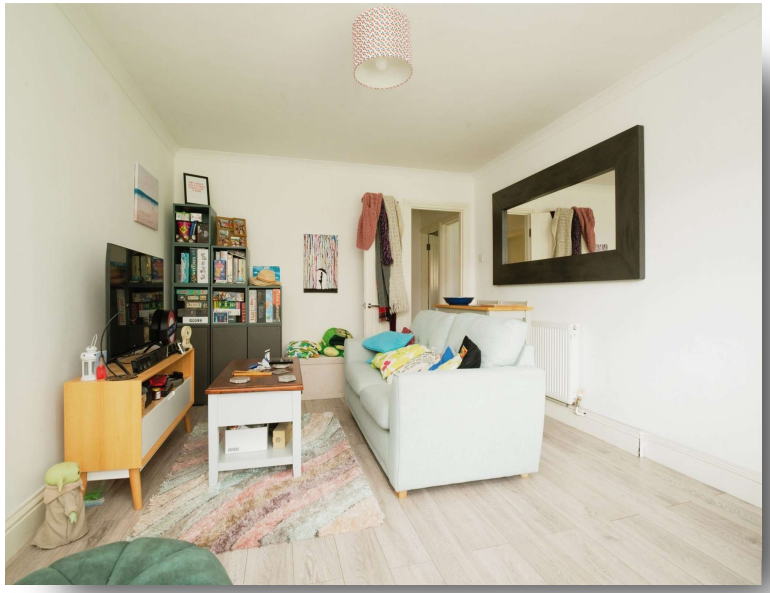
Outside
Garage En Bloc
With up and over door.

Leasehold Information
The vendor has advised of the below:

Length of Lease: Approx. 141 years - Beginning on and including 3rd December 2021 and ending on the 30th May 2162
Service Charge: Approx. £1296.00 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."







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

Waun Fach,

Pentwyn Cardiff

- Ground Floor Flat
- Two Bedrooms
- Lounge
- Fitted Kitchen
- Bathroom

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 1296.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 141 years from 03 Dec 2021. 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

£140,000



view this property online allenandharris.co.uk/Property/ROA115226

The Property Ombudsman

Property Ref:
ROA115226 - 0003

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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