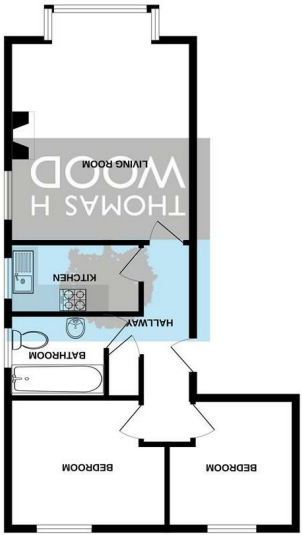


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

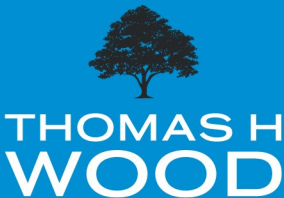


To book a viewing call 02920 626252

thomashwood.com



Youghal Close,
Pontprennau, Cardiff,
CF23 8RN



Asking Price
£165,000

Offered for sale with no onward chain is this well-presented ground floor apartment, conveniently positioned within a well-maintained development benefiting from a security entry system and allocated off-road parking.

The accommodation includes a generous lounge, fitted kitchen, two bedrooms and a bathroom, making the property well suited to first-time buyers, downsizers or investment purchasers. Externally, residents enjoy access to communal gardens and an allocated parking space.

The property is ideally located close to the excellent public transport links, highly regarded schools and the excellent local amenities.



ENTRANCE HALL
Accessed via a well-maintained communal hallway, with laminate flooring, entry phone system, electric storage heater and airing cupboard housing the hot water cylinder with shelving.

LOUNGE - FRONT ASPECT
17'5" x 13'7"
A spacious living room with laminate flooring, feature fireplace with electric fire, front bay window and additional side window, providing excellent natural light.

KITCHEN - SIDE ASPECT
9'8" x 5'2"
Fitted with a range of white wall and base units with marble-effect work surfaces and tiled splashbacks, electric hob with extractor over, single electric oven, and space for a fridge and washing machine.

- Features
- GROUND FLOOR APARTMENT
 - OFF-ROAD ALLOCATED PARKING
 - SECURITY ENTRY SYSTEM
 - SPACIOUS LOUNGE
 - FITTED KITCHEN
 - COMMUNAL GARDENS
 - CLOSE TO THE EXCELLENT PUBLIC TRANSPORT LINKS
 - CLOSE TO HIGHLY REGARDED SCHOOLS
 - CLOSE TO LOCAL AMENITIES
 - NO ONWARD CHAIN

BEDROOM ONE - REAR ASPECT
11'11" x 9'8"
A well-proportioned double bedroom with rear-facing window and electric storage heater.

BEDROOM TWO - REAR ASPECT
9'7" x 9'2"
A further bedroom with rear aspect window, suitable as a second bedroom or home office.



BATHROOM - SIDE ASPECT
6'11" x 6'1"
Fitted with a white suite comprising bath with shower attachment, low-level WC and wash hand basin set within a vanity unit, with extractor fan, shaver point and side-facing window.

OUTSIDE





COMMUNAL GARDENS
Well-maintained communal gardens with mature shrubs.

PARKING
Allocated off-road parking space.

TENURE
Leasehold: 132 years remaining
Service Charge: Approx. £1,818 (paid in instalments every 6 months)
Ground Rent: Approx. £120 (paid in instalments every 6 months)

COUNCIL TAX
Band D



-  2 BEDROOMS
-  1 BATHROOMS
-  1 RECEPTION ROOMS
-  ENERGY RATING: C

- Information
- Tenure: Leasehold
 - Council Tax Band: D
 - Floor Area: 572.70 sq ft
 - Current EPC Rating: C
 - Potential EPC Rating: C

