



Threipland Drive

Cardiff, CF14 4PW

£180,000

- NO ONWARD CHAIN
- TWO BEDROOMS
- SPACIOUS LOUNGE
- BALCONY
- TOP FLOOR APARTMENT
- CPNTEMPORARY BATHROOM

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**** NO ONWARD CHAIN * TWO BEDROOMS * BALCONY AREA * SPACIOUS LOUNGE/DINER * CONTEMPORARY BATHROOM & KITCHEN ****

Situated within a highly desirable, leafy modern development in the sought-after Birchgrove area of Cardiff, this well-presented top-floor apartment offers stylish and spacious living throughout. Ideally located within easy reach of local shops, supermarkets, Birchgrove Train Station and Birchgrove Primary School, the property is perfectly suited to a range of buyers. The accommodation comprises of a welcoming entrance hallway, a contemporary kitchen, a modern bathroom, two generous double bedrooms and a spacious lounge/diner with double doors opening onto a private balcony, creating a light and airy living space ideal for relaxing or entertaining. Please contact Sell Right Estate Agents to arrange your viewing.

Tenure: Leasehold

Lease term remaining: 104 Years

Ground rent: £334 per year

Service charges: £2404 per year (includes water charges)

Council Tax Band: D

Water - Mains feed

Electricity - Mains feed

Sewerage - Connected to public sewer

Heating - Mains fed gas

Broadband Availability Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Entrance Hallway

Door to communal hallway, plastered walls and ceiling, carpet flooring, radiator, doors to bathroom, two bedrooms and lounge.

Bathroom 6' 4" x 5' 10" (1.94m x 1.77m)

Plastered and tiled walls, plastered ceiling, tiled flooring, radiator, W.C, wash hand basin, panelled bath with over head shower and glass side screen.

Bedroom One 13' 1" max x 9' 5" (4.00m max x 2.87m)

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator, doors to built in wardrobe.

Bedroom Two 13' 1" x 7' 2" (4.00m x 2.18m)

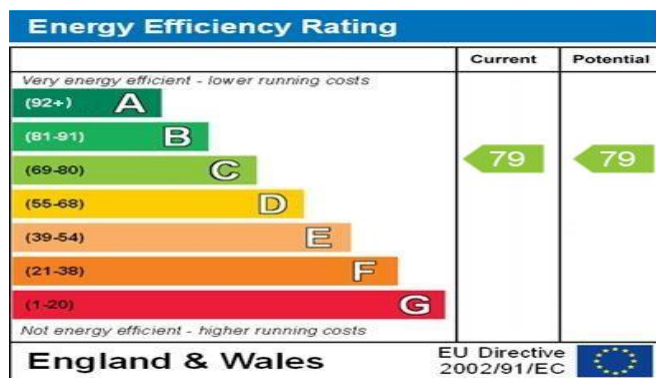
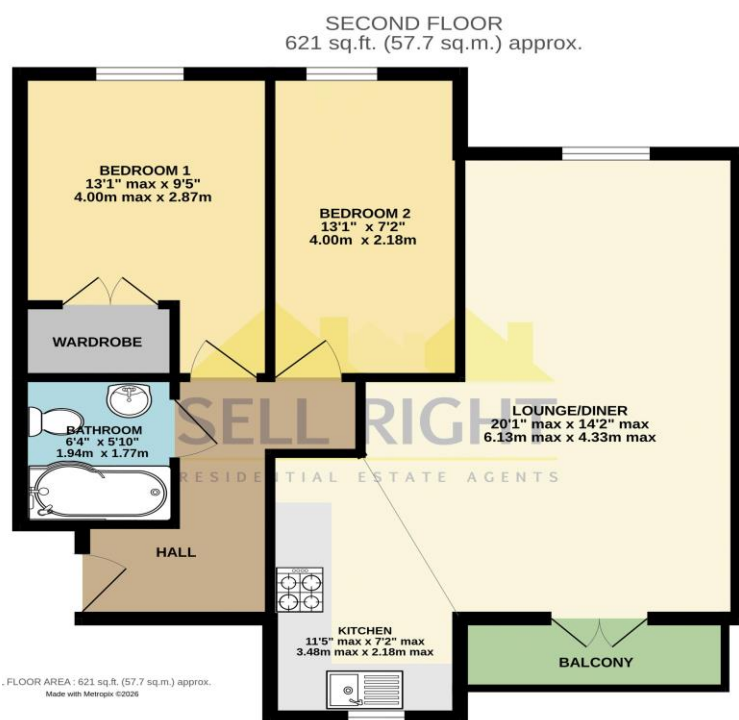
UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator.

Lounge/Diner 20' 1" max x 14' 2" max (6.13m max x 4.33m max)

UPVC double glazed window to rear, UPVC double glazed doors to balcony, plastered and papered walls, plastered ceiling, carpet flooring, radiator, opening to kitchen.

Kitchen 11' 5" max x 7' 7" max (3.48m max x 2.30m max)

UPVC double glazed window to front, plastered walls and ceiling, vinyl flooring, wall and base units with laminate roll top work surfaces, stainless steel sink unit with mixer tap, integrated oven and gas hob with over head extractor hood.



DISCLAIMER

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Sell Right and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Sell Right or the vendors.

Measurements: Sell Right take great care when measuring, but these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc.

Services: Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.