



2 Youghal Close,
Pontprennau, Cardiff
CF23 8RN



Asking Price £165,000
Room
2 Bedrooms

Tenure - Leasehold
Floor Area - 0.00 sq ft
Current EPC Rating - C69
Potential EPC Rating - C75

A super modern two bedroom ground floor apartment with allocated parking on this small private development. Located conveniently within 1.5km of M4 motorway and 1km from retail parks which include Costa Coffee, Waitrose, Asda and Pure Gym. The apartment has recently had new carpets and is presented well. Electric heating.

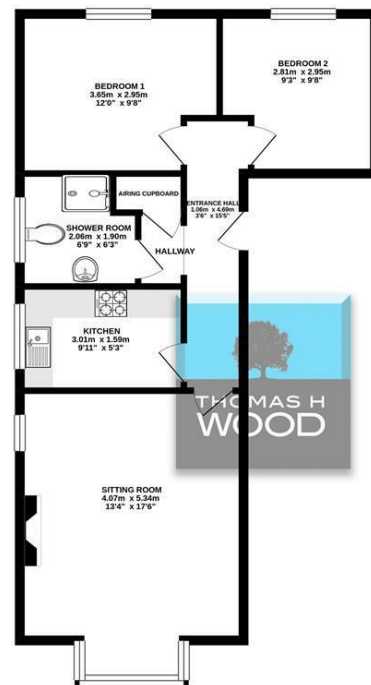
DESCRIPTION

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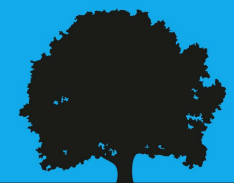
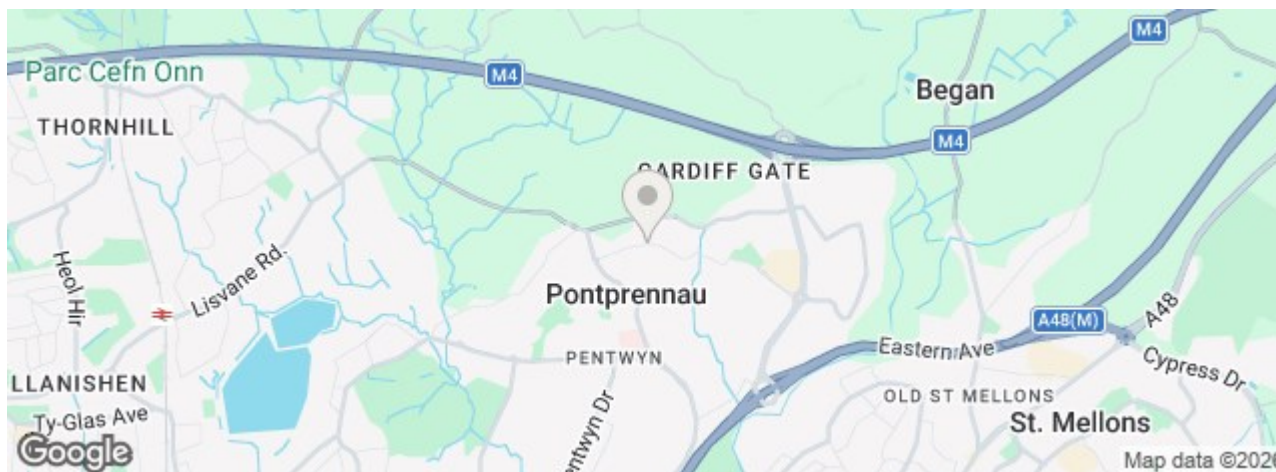


GROUND FLOOR



GROUND FLOOR APARTMENT
TOTAL FLOOR AREA : 55.7 sq.m. (599 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MapInfo v12.00.



THOMAS H WOOD

CONTACT

EMAIL

sales@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	