





Apt 3, Columba House, 88 Llandaff Road

£245,000 Share of Freehold

A redevelopment of a perfectly located building situated in the heart of Pontcanna. This sympathetically designed scheme offers one and two bedroom luxury apartments set over three floors as part of an original developed building. This first floor apartment comprises, entrance hall, lounge, separate kitchen, one double bedroom and modern shower room. This development has the perfect balance between traditional combined with modern contemporary design. The apartments are all fitted to an extremely high specification with brand new double glazing throughout, plus off road parking and large private terrace.

Council Tax band: TBD

Tenure: Share of Freehold

EPC Energy Efficiency Rating: B

ENTRANCE HALLWAY
Entered via front door leading from communal hallway. Classic Rustic Oak LVT flooring. Wall mounted phone intercom system. Opening to lounge and door to bedroom. Pendant light fitting.

LOUNGE
11' 6" x 9' 6" (3.50m x 2.90m)
An excellent lounge space accessed from the entrance hall. Continuation of Classic Rustic Oak LVT flooring with a double glazed uPVC windows to side aspect. Pendant light fitting. Wall mounted electric heater. Opening to:

KITCHEN
7' 11" x 7' 5" (2.42m x 2.26m)
A high quality fitted kitchen with a range of wall, base and drawer units with complimentary worktops over and splashbacks, incorporating inset sink with drainer and mixer tap over. Integrated appliances including electric oven with four ring induction hob, extractor over plus washing machine and fridge freezer. uPVC door leading to terrace.

BEDROOM
9' 3" x 9' 0" (2.82m x 2.74m)
Double bedroom, with two double glazed uPVC windows to side aspect. Classic Rustic Oak LVT flooring. Wall mounted electric heater. Pendant light fitting.

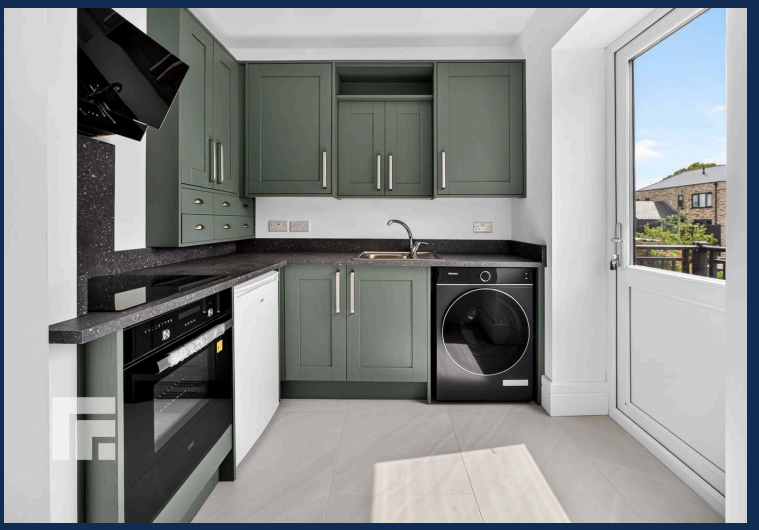
SHOWER ROOM
Modern suite comprising: Walk in tiled shower cubicle, with folding glass doors and mains rainfall shower with additional shower attachment. Contemporary wash hand basin with mixer tap and wall mounted storage above. W.C. Tiled flooring and tiled walls. Heated towel rail. Pendant light fitting.

TENURE
MGY are advised the a share of the freehold will be gifted to any purchaser once all flats have been sold.

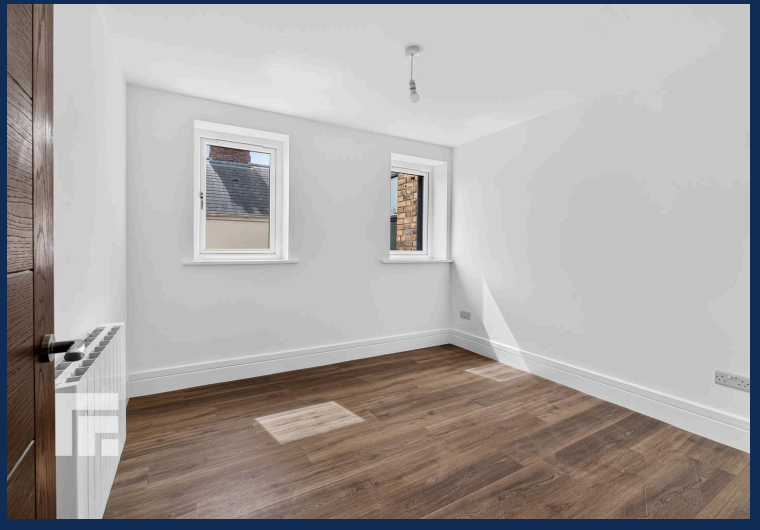
AML
AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details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

VIEWERS INFORMATION
Please be aware that certain images have been enhanced using AI. For more information, please feel free contact us.













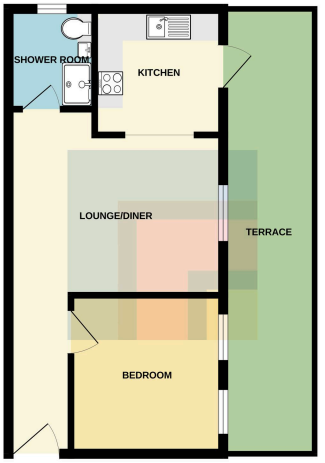
ROOF TERRACE

Large private paved terrace accessed from the kitchen.

ALLOCATED PARKING

1 Parking Space

Allocated off road parking space for one vehicle.



Whilst 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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