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CARDIFF VALE CAERPHILLY BRISTOL



Heol Hir

LLANISHEN



A well-presented one-bedroom ground floor flat in Llanishen, ideal for those seeking comfortable retirement living. Offering easy accessibility, a modern bathroom and the benefit of no onward chain, the property is conveniently located close to local amenities.

Comments by Mr Max Tustin



Property Specialist

Mr Max Tustin

Sales Negotiator

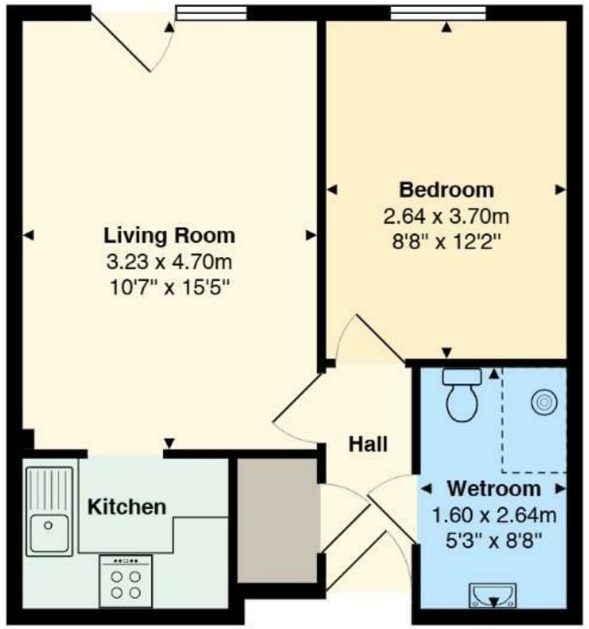
max@jeffreyross.co.uk

Enjoy independent living in a warm and friendly community, with part-time warden attendance, communal areas and a range of organised activities and excursions. Residents also benefit from regular trips to Sainsbury's in Thornhill and weekly visits from a mobile fresh produce van.

Comments by the Homeowner



Homelong House



Total Area: 37.9 m² ... 407 ft²

All measurements are approximate and for display purposes only









Heol Hir

Llanishen, Cardiff, CF14 5AZ

Asking Price

£110,000

1 Bedroom(s) | 1 Bathroom(s) | 407.00 sq ft



Contact our
Llanishen Branch
02920 499680

Nestled in the charming area of Llanishen, Cardiff, this delightful one-bedroom ground floor flat offers a perfect retreat for those seeking a peaceful retirement home. The property boasts a well-appointed bedroom and a modern bathroom, ensuring comfort and convenience for its residents.

With no chain involved, this home presents an excellent opportunity for a smooth and hassle-free transition. The ground floor location enhances accessibility, making it ideal for those who prefer to avoid stairs.

Surrounded by the serene atmosphere of Llanishen, residents can enjoy the local amenities and the community spirit that this area has to offer.

Do not miss the chance to make this lovely home your own.





Hall

Living room 10'7" x 15'5" (3.23 x 4.7)

Kitchen

Bedroom 8'7" x 12'1" (2.64 x 3.7)

Wet room 5'2" x 8'7" (1.6 x 2.64)

Tax band

C

Tenure

We are informed by our client that the property is Leasehold, this is to be confirmed by your legal advisor.

Service charge

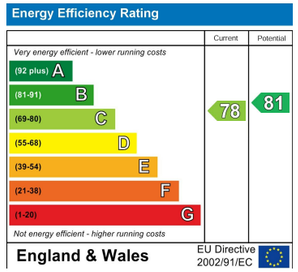
The service charge per annum £2784.22 and includes Building insurance and Communal maintenance. Ground rent is £424.44 per annum. There is 59 years left on the lease which ends 01/01/2086 from 01/01/1987.










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
78
81
England & Wales
EU Directive 2002/91/EC



