

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss




THE CRESCENT
LLANDAFF

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LLANDAFF, CF5 2DL - £199,950

A charming third floor apartment situated in a purpose built block with lift access in Llandaff. The property comprises of an entrance hallway, fitted kitchen, lounge/diner that overlooks the beautiful gardens, enclosed balcony area, bathroom and two bedrooms. Benefits include lovely communal grounds and residents parking.

 2 bedroom(s)  1 bathroom(s)  747.45 sq ft

FOYER

HALLWAY

LIVING ROOM

4.95m x 4.93m (16'3 x 16'2)

DINING ROOM

2.69m x 3.56m (8'10 x 11'8)

KITCHEN

2.31m x 3.20m (7'7 x 10'6)

BEDROOM 1

2.82m x 2.95m (9'3 x 9'8)

BEDROOM 2

3.18m x 2.51m (10'5 x 8'3)

BATHROOM

1.70m x 2.62m (5'7 x 8'7)

COVERED BALCONY


LEASE DETAILS

960 years remaining
Service charge £2112.00 per Annum
Peppercorn ground rent

TENURE

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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 	

The Crescent, Llandaff, CRF

4th Floor Apartment Interior Area 747.45 sq ft



0 3 6 ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.