



ROOKWOOD CLOSE
LLANDAFF
CARDIFF CF5 2NR

ASKING PRICE OF
£189,950



TOP FLOOR APARTMENT



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CHAIN FREE, TOP FLOOR APARTMENT IN LLANDAFF MGY are delighted to bring to market this well presented, two-bedroom apartment situated on the much-favoured Rookwood Close in Llandaff. The accommodation briefly comprises entrance hallway, lounge, kitchen/diner, two double bedrooms with master ensuite and bathroom. The property further benefits from having gas central heating and double glazing throughout. *Viewing highly recommended*

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 786 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from communal hallway. Parquet block flooring. Pendant light fitting. Doors to all rooms. Radiator.

LOUNGE

Continuation of parquet flooring. Pendant light fittings with additional wall lighting. Double glazed uPVC window. Radiators. Electric fire. Power points. TV and telephone point.

KITCHEN/DINER

Tiled flooring. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating electric hob with extractor above and oven beneath and 1.5 stainless steel sink and drainer with mixer tap over. Integrated dishwasher, washing machine and space for fridge/freezer. Spotlights and pendant light fitting. Power points. Double glazed uPVC window. Radiator. Wall mounted boiler.

BEDROOM ONE

Carpet to floor. Double glazed uPVC window. Pendant light fitting. Radiator. Power points. Door to ensuite.

ENSUITE

Tiled flooring. WC. Wall mounted wash hand basin with mixer taps over. Obscure double glazed uPVC window. Walk in shower cubide with mains powered shower over. Extractor. Shaver point.

BEDROOM TWO

Carpet to floor. Double glazed uPVC window. Pendant light fitting. Power points. Radiator. Fitted wardrobes.

BATHROOM

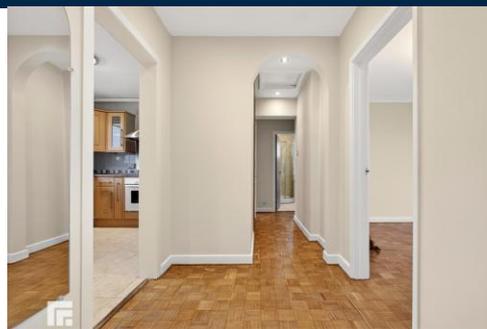
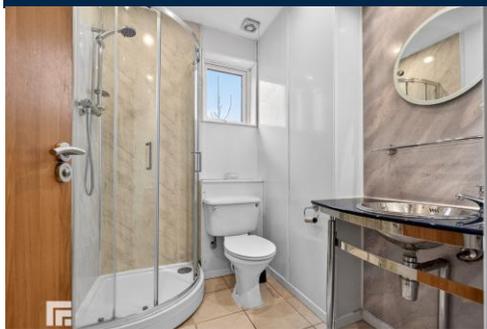
Tiled flooring. Spotlights. WC. Wash hand basin with mixer taps over. Walk in shower cubide with mains powered shower over. Extractor. Double glazed uPVC window.

TENURE

The property is sold with a share of the freehold. There is a service charge of approx. £105 per month and NO ground rent.

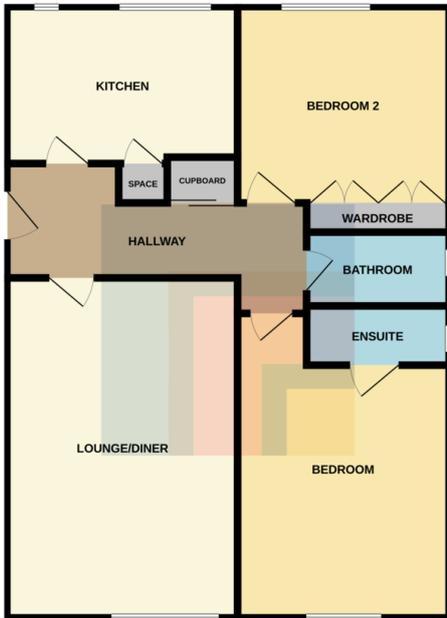


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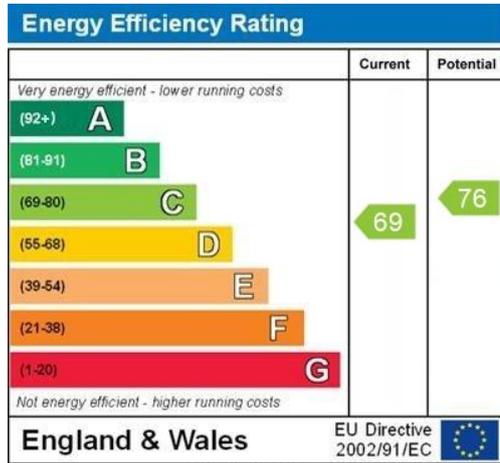


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TOP FLOOR



Whilst every effort 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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