Tair Erw Gain

THE LAUNDRY QUARTER, PONTCANNA, CF11 9FT

GUIDE PRICE £380,000

Hern & Crabtree

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Offered for sale with no onward chain, this stylish and contemporary two-bedroom duplex is set within the distinctive Laundry Quarter development, offering well-designed accommodation arranged over two floors.

The ground floor features a generous open-plan kitchen, dining and living space, with a modern fitted kitchen and plenty of room for both dining and seating areas. Large glazed doors open directly onto a private enclosed courtyard, creating a seamless extension of the living space. Also on this level is a good-sized second bedroom, together with the entrance hall and stairs rising to the first floor.

Upstairs, the principal bedroom is a real highlight, with a vaulted ceiling, rooflights and glazed French doors with a Juliet balcony overlooking the development. A modern bathroom with both bath and separate shower completes the accommodation.

The Laundry Quarter is well placed for access to both Canton and Pontcanna, with a wide range of independent cafés, restaurants, bars and shops nearby. Chapter Arts Centre, Victoria Park and the open green spaces of Llandaff Fields are all within easy reach, while Cardiff city centre is also readily accessible on foot, by bike or via regular public transport links.

Approx 694.00 sq ft

Council Tax Band: C

Entrance Hall
Composite entrance door. Luxury vinyl tile flooring. Stairs rising to the first floor with balustrade and handrail. Intercom entry system. Wall-mounted electric heater. Doors to the open-plan kitchen/living/dining room and bedroom two.

Open-Plan Kitchen / Living / Dining Room
Double-glazed sliding doors opening onto the private courtyard. Further double-glazed window. Luxury vinyl tile flooring. Wall-mounted electric heaters. Inset ceiling spotlights. Kitchen area fitted with a range of base and wall units with worktops over and tiled splashbacks. Stainless-steel sink with mixer tap. Integrated oven, four-ring hob and extractor fan. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Space for dining table and chairs, with the remainder of the room providing the living area.

Bedroom Two
Double-glazed window. Luxury vinyl tile flooring. Ceiling light.

First Floor Landing
Luxury vinyl tile flooring. Rooflight. Built-in storage cupboards, one with hot water tank. Doors to the principal bedroom and bathroom.

Bedroom One
Vaulted ceiling with two rooflights. Double-glazed French doors with Juliet balcony. Luxury vinyl tile flooring. Wall-mounted electric heater.

Bathroom
Panelled bath with tiled surround. Separate glazed shower enclosure with tiled walls. Wall-mounted wash hand basin and WC. Heated towel rail. Part-tiled walls. Luxury vinyl tile flooring. Inset ceiling spotlights. Extractor fan.

Private Courtyard
Enclosed paved courtyard accessed directly from the open-plan living area, with timber boundary fencing and space for outdoor seating.

Parking
Allocated parking space within the development.

Tenure
Leasehold. 999 years from 2022 with 995 years remaining. £2,268 Annual service and maintenance charges.

Additional Information
Council Tax Band C (Cardiff). EPC rating C.

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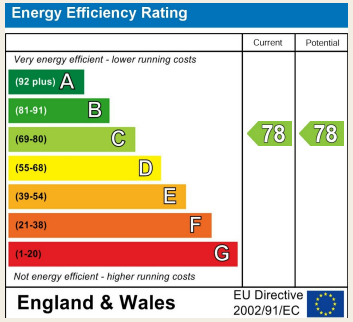

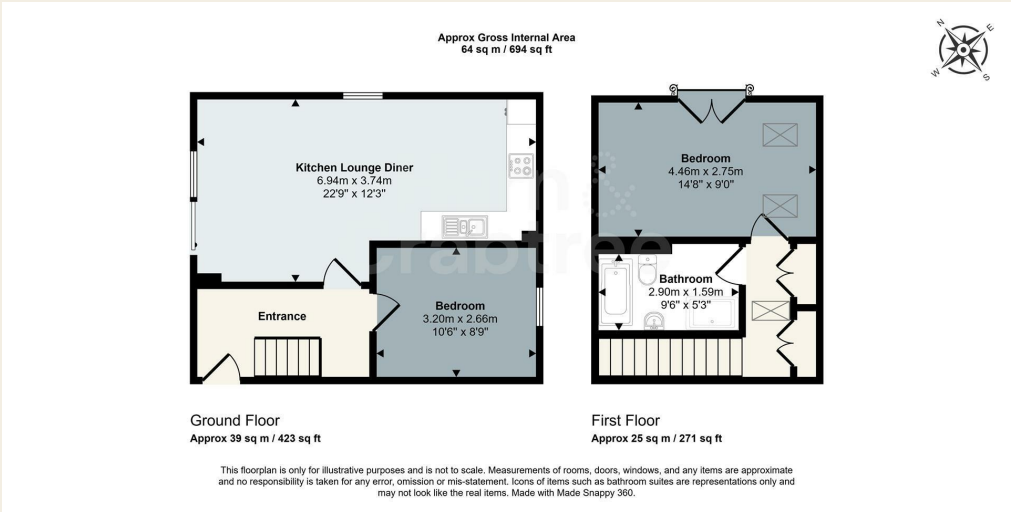

Hern & Crabtree

02920 228135 pontcanna@hern-crabtree.co.uk hern-crabtree.co.uk 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

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