



11 ROWSBY COURT
PONTRENNAU
CARDIFF CF23 8FG

£175,000



TOP FLOOR



2



1



1



1

MGY offers for sale this charming and well maintained top floor apartment that is placed in a prime location of Pontprennau on a quiet modern development, allowing great access to the M4, A48, Cardiff Gate business park, schools and supermarkets. This property briefly comprises of 2 good sized bedrooms, a bathroom, open plan living and dining room and a kitchen. One allocated parking space and spaces for visitors.

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 653 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BATHROOM

6' 6" x 6' 2" (2.00m x 1.89m)

Three piece suite comprising of panel bath with shower over, W.C and wash hand basin with stainless steel mixer tap. Partially tiled walls. Tiled flooring. Obscured uPVC Double glazed window to rear aspect.

COMMUNAL HALLWAY

Secure entry door. Stairs rising to all floors.

HALLWAY

Wooden door to entrance hall. uPVC Double glazed window to side. Electric wall mounted heater. Large storage cupboard. Boiler housing. Loft access via hatch. Carpeted throughout. Door to bedroom one.

BEDROOM ONE

12' 6" x 9' 1" (3.83m x 2.78m)

uPVC Double glazed window to front aspect. Electric wall mounted heater. Large built in wardrobe.

BEDROOM TWO

9' 2" x 6' 10" (2.81m x 2.09m)

uPVC Double glazed window to front aspect. Electric wall mounted heater. Currently used as study.

LOUNGE/DINER

17' 0" x 12' 10" (5.20m x 3.93m)

uPVC Double glazed doors with Juliet rail to front aspect. Two electric wall mounted heaters. Space for dining table.

KITCHEN

9' 11" x 6' 2" (3.04m x 1.89m)

Access from living/dining area. uPVC Double glazed window to rear aspect. Fitted with a range of wall and base level units with stainless steel sink and mixer tap. Integrated induction hob and oven with extractor fan above. Space for washing machine and fridge freezer. Tiled flooring.

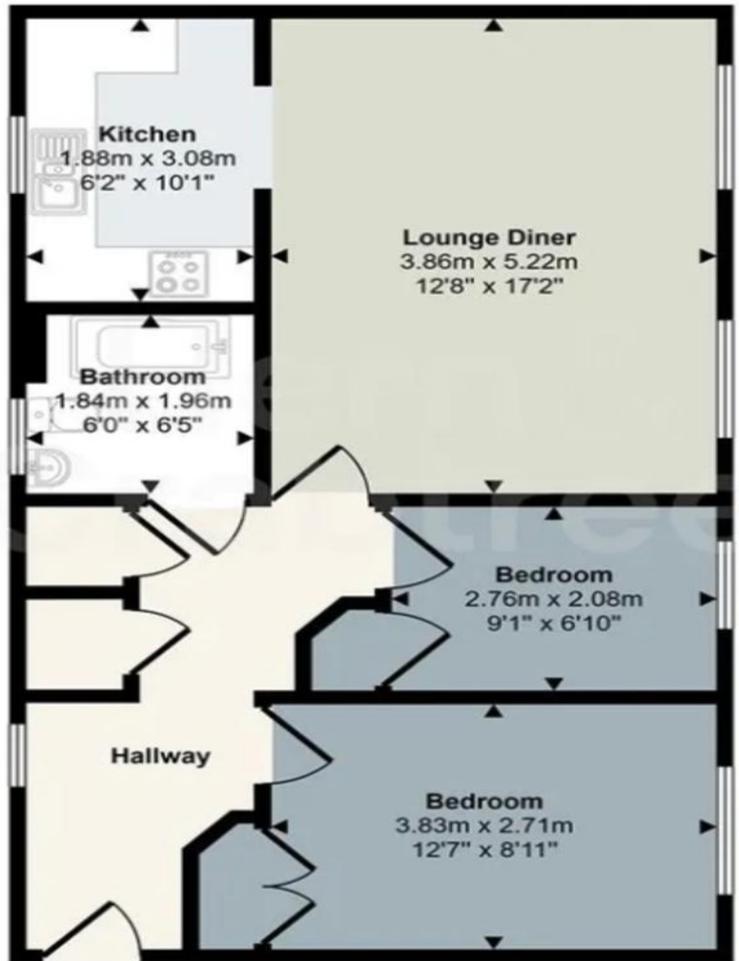


11 ROWSBY COURT, PONTRENAU, CARDIFF CF23 8FG



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Approx Gross Internal Area
61 sq m / 653 sq ft



Floorplan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		70	79
England & Wales		EU Directive 2002/91/EC	

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BIRCHGROVE 029 2052 9026

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