

Asking Price
£165,000

Marle Close,
Pentwyn, Cardiff,
CF23 7EP

THOMAS H WOOD

2 Bedrooms
Flat - First Floor

A spacious and beautifully presented two double bedroom first floor apartment set in a quiet cul de sac position in Pentwyn. Built in 2006 by Westbury Homes and impeccably maintained by the current owners, this stunning apartment is well placed for the highly regarded schools, Waitrose and excellent transport links to A48/M4 and City Centre. The accommodation comprises: entrance hall, lounge/diner, modern fitted kitchen, two double bedrooms and a family bathroom. The apartment further benefits from a renewed long lease, UPVC double glazing, secure entry system and an allocated parking space to the rear. We consider this an excellent opportunity for first time buyers and investors alike.



COMMUNAL ENTRANCE HALL
Entered via secure entry system. Leading to:

ENTRANCE HALL
Entered via wooden front door to a spacious hallway, electric storage heater, cloakroom cupboard with electric wiring and airing cupboard. Doors to:

LOUNGE/DINER
17'7" x 10'10"
Generous and bright room with feature log-effect electric fire with a timber surround and marble-effect hearth, UPVC double glazed window to the front, electric storage heater Open plan to

KITCHEN
11'5" x 7'2"
Well appointed kitchen with a range of wall and floor level units, oven, electric hob, extractor hood, sink with mixer tap, space for washer/dryer, space for fridge/freezer and UPVC double glazed window to the rear.



Features

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- LOUNGE/DINER
- SECURE ENTRY SYSTEM
- ALLOCATED PARKING SPACE
- RENEWED LONG LEASE
- EASY ACCESS M4 & A48
- VIEWING RECOMMENDED
- IDEAL IST TIME BUYER/INVESTMENT
- NO ONWARD CHAIN

BEDROOM ONE
15'8" x 8'8"
Good size double bedroom with fitted carpet, electric storage heater, double wardrobe and upvc double glazed window to the front.

BEDROOM TWO
10'6" x 8'6"
A further double bedroom with fitted carpet, electric storage heater and UPVC double glazed window to the rear.

BATHROOM
7'6" x 5'7"
Comprising: bath with shower over and shower screen (fully tiled around shower area) pedestal wash hand basin and low level wc. Half tiled walls, extractor fan, shaver point and electric heated towel rail.

OUTSIDE
PARKING One allocated parking space to the rear of the property.

TENURE
Leasehold – Term of Lease 215 years from 2005 - term remaining 198 years. Service Charge £1500 pa. NO GROUND RENT

COUNCIL TAX
Band D



2 BEDROOMS

1 BATHROOMS

1 RECEPTION ROOMS

ENERGY RATING: C

Information

- Tenure: Leasehold
- Council Tax Band: D
- Floor Area: 0.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C







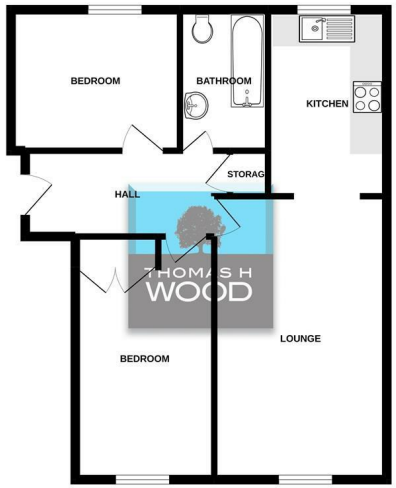








GROUND FLOOR
56.7 sq.m. (610 sq.ft.) approx.

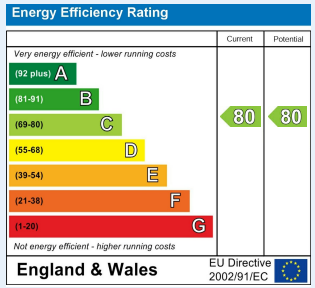


TOTAL FLOOR AREA : 56.7 sq.m. (610 sq.ft.) approx.

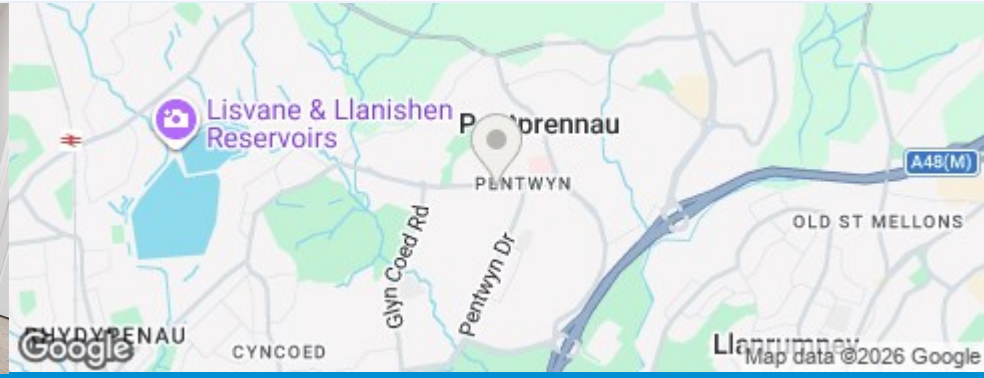
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements







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