

Columba House, 88 Llandaff Road, Cardiff

Asking Price Of £225,000

COLUMBA HOUSE - A HIGH SPECIFICATION DEVELOPMENT - OFF ROAD PARKING A redevelopment of a perfectly located building situated in the heart of Pontcanna. This sympathetically designed scheme offers one and two bedroom luxury apartments set over three floors as part of an original developed building. This top floor apartment comprises, entrance hall, lounge/kitchen, double bedroom and modern shower room. This development has the perfect balance between traditional combined with modern contemporary design. The apartments are all fitted to an extremely high specification with brand new double glazing throughout, plus off road parking. For further information call MGY on 02920 397152.

Council Tax band: TBD

Tenure: Share of Freehold

ENTRANCE HALLWAY

Entered via front door leading from communal hallway. Classic Rustic Oak L wooden flooring. Wall mounted phone intercom system. Wall Storage cupboard, housing hot water tank. Doors leading to lounge/kitchen and bedroom. Loft hatch. Pendant light fitting.

LOUNGE/KITCHEN

27' 8" x 10' 2" (8.44m x 3.10m)

An excellent lounge and kitchen space accessed from the entrance hall with impressive vaulted ceilings. Continuation of Classic Rustic Oak LVT flooring with two double glazed windows to side with exposed brick feature wall, plus two additional double glazed windows to the front and rear aspects. Pendant light fitting and spotlights. Wall mounted electric heater. A high quality fitted kitchen with a range of wall, base and drawer units with complimentary worktops over and splashbacks, incorporating inset double sink with drainer and mixer tap over. Integrated appliances including electric oven with four ring induction hob plus space and plumbing for washing machine.

BEDROOM

9' 4" x 9' 7" (2.85m x 2.92m)

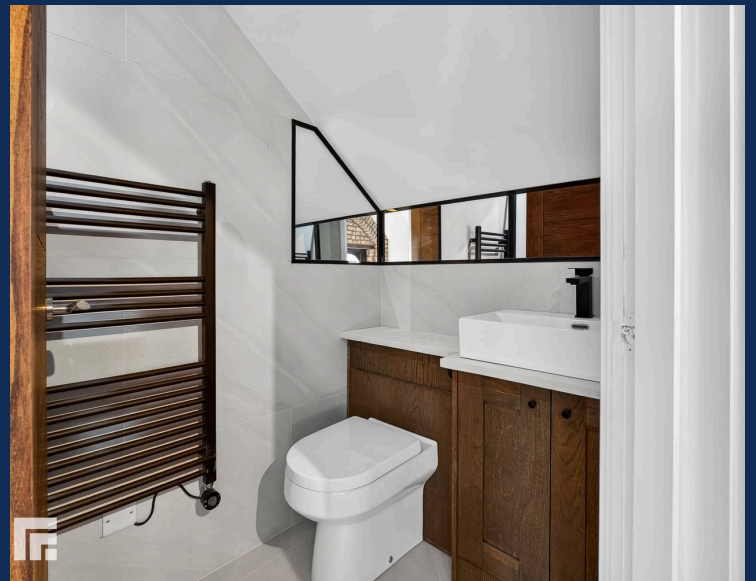
Double bedroom, with double glazed window to front aspect. Classic Rustic Oak LVT flooring. Wall mounted electric heater. Pendant light fitting.

SHOWER ROOM

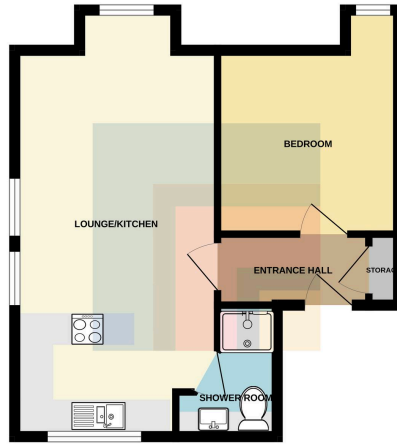
Modern suite comprising: Walk in tiled shower cubicle, with folding glass doors and mains rainfall shower with additional shower attachment. Contemporary wash hand basin with vanity cupboard underneath and mixer tap. W.C. Wall mounted mirrors across three walls. Tiled flooring and tiled walls. Heated towel rail. Spotlights to ceiling.

TENURE

MGY are advised the a share of the freehold will be gifted to any purchaser once all flats have been sold.



TOP FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, the responsibility of the Buyer, and not the Seller, is to verify the accuracy of the description and to conduct any necessary investigations prior to purchase. The services, systems and appliances shown hereon are based on the plans and the quantities of the same are shown as indicated on the drawings.