



8 Dol Glaswg, Capel Llanilltern

£175,000 Leasehold

MODERN FIRST FLOOR TWO BEDROOM APARTMENT ENSUITE SHOWER ROOM ** A beautifully presented, modern first floor apartment in the sought after modern development. Communal entrance with telephone intercom, entrance hallway, open plan kitchen & lounge, two double bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom. Gas central heating. Double glazing. Parking space. EPC

Rating: B

Council Tax band: C

Tenure: Leasehold

GROUND FLOOR COMMUNAL ENTRANCE

Telephone intercom to all apartments. Staircase to all floors.

FIRST FLOOR ENTRANCE HALLWAY

Approached via a composite wood effect paneled entrance door leading to the entrance hallway. Storage cupboard. Intercom to communal entrance. Radiator.

LIVING ROOM/ KITCHEN

19' 9" x 9' 4" (6.03m x 2.85m)

A bright open plan kitchen and living room. Kitchen well appointed along three sides in forest green matte finish fronts with gold bar handles beneath laminate worktop surfaces. Inset 1.5 bowl composite granite sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Integrated fridge freezer. Plumbing for washing machine. Matching range of eye level wall cupboards. Concealed 'Ideal Logic' gas central heating boiler. Worktop breakfast bar area. Ample space for seating area. Large windows to front and side. Radiator.

BEDROOM ONE

13' 2" x 8' 8" (4.02m x 2.65m)

With large picture window overlooking an area of green, a good sized primary bedroom. Door to ensuite.

EN-SUITE

6' 7" x 4' 7" (2.01m x 1.39m)

Quality white suite comprising low level wc, wash hand basin, shower cubicle with chrome shower. Tiled splash back. Extractor fan. Radiator.

BEDROOM TWO

11' 4" x 8' 6" (3.46m x 2.60m)

With windows to front and side, a good sized second bedroom. Radiator.

BATHROOM

6' 8" x 5' 7" (2.02m x 1.70m)

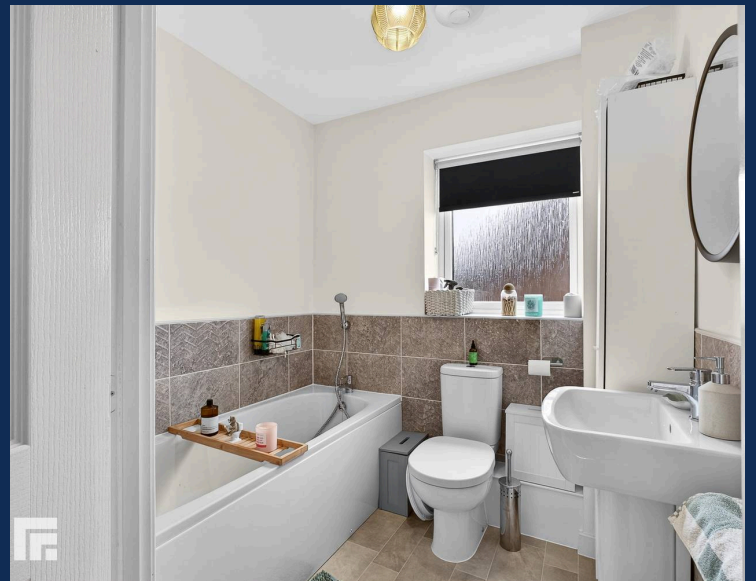
Quality white suite comprising low level wc, wash hand basin and panelled bath with hand held shower head. Tiled splash back. Obscured glass window. Extractor fan. Radiator.

COMMUNAL AREAS

Bike store. Bin store.

ADDITIONAL INFORMATION

Service charge approx 1400 per annum Tenure 999 years from 2023 (997 years remaining)



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