



Flat A, 160, Llandaff Road, Pontcanna, Cardiff

£375,000 Share of Freehold

Council Tax band: E

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

HALLWAY

Entered via front door from communal hallway. Carpeted flooring leading to two bedrooms and bathroom. Oak flooring leading down to lower hallway, doors to kitchen/lounge, separate utility room and large storage cupboard. Spotlights.

LOUNGE/KITCHEN

30' 2" x 14' 4" (9.19m x 4.38m)

An excellent modern fitted kitchen to include a wide range of base and eye level units incorporating complementary Quartz work surfaces over. Fitted electric Bosch oven and grill plus four ring gas hob with extractor fan over. Integrated dishwasher and space for American fridge/freezer. Central island with space for stool seating and a range of soft close drawers suitable for pans and cutlery with inset sink and drainer. Excellent lounge area and space for dining. Velux windows. Oak flooring. Radiator. Bifold doors opening to private rear garden. Spotlights.

UTILITY ROOM

9' 7" x 5' 5" (2.91m x 1.66m)

Counter across one wall with space and plumbing for washing machine and dryer. Wall mounted boiler. Automatic lighting. Vinyl flooring. Extractor.

BEDROOM ONE

11' 11" x 8' 2" (3.62m x 2.50m)

Double glazed wood frame bay window to front aspect with fitted shutters. Double bedroom with carpeted flooring. Pendant light fitting with ceiling rose. Alcoves. Radiator.

BEDROOM TWO

11' 7" x 9' 11" (3.52m x 3.03m)

A second double bedroom with carpeted flooring. Floor to ceiling double glazed window and door leading to rear courtyard with fitted shutters. Fitted wardrobes across one wall. Pendant light fitting with ceiling rose. Radiator.

BATHROOM

5' 10" x 5' 9" (1.78m x 1.74m)

Modern suite comprising; Pedestal wash hand basin with mixer tap over, WC and panelled bath with mains rainfall shower over with separate showerhead fixture. Fitted cupboard. Heated towel rail. Partly tiled walls and tiled flooring. Spotlights and extractor.

TENURE

MGY have been advised that the property is sold with a share of the freehold.

ADDITIONAL INFORMATION

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

HALLWAY

Entered via front door from communal hallway. Carpeted flooring leading to two bedrooms and bathroom. Oak flooring leading down to lower hallway, doors to kitchen/lounge, separate utility room and large storage cupboard. Spotlights.

LOUNGE/KITCHEN

30' 2" x 14' 4" (9.19m x 4.38m)

An excellent modern fitted kitchen to include a wide range of base and eye level units incorporating complementary Quartz work surfaces over. Fitted electric Bosch oven and grill plus four ring gas hob with extractor fan over. Integrated dishwasher and space for American fridge/freezer. Central island with space for

BEDROOM TWO

11' 7" x 9' 11" (3.52m x 3.03m)

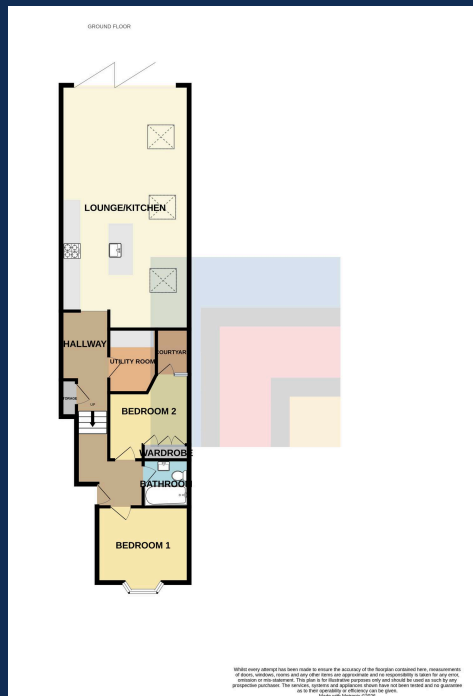
A second double bedroom with carpeted flooring. Floor to ceiling double glazed window and door leading to rear courtyard with fitted shutters. Fitted wardrobes across one wall. Pendant light fitting with ceiling rose. Radiator.

BATHROOM

5' 10" x 5' 9" (1.78m x 1.74m)

Modern suite comprising; Pedestal wash hand basin with mixer tap over, WC and panelled bath with mains rainfall shower over with separate showerhead fixture. Fitted cupboard. Heated towel rail. Partly tiled walls and tiled flooring. Spotlights and extractor.





PONTCANNA 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South
Glamorgan, CF11 9HS



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK