



The Mount Cardiff Road, Llandaff

£290,000 Share of Freehold

Council Tax band: TBD

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

DESCRIPTION

****WELL PRESENTED, TWO DOUBLE BEDROOM APARTMENT IN LLANDAFF*** MGY are delighted to bring to market this bright and spacious, two double bedroom apartment located on the much-favoured Cardiff Road in Llandaff. The accommodation briefly comprises entrance hallway, lounge, separate kitchen, two bedrooms and bathroom. The property further benefits from a garage with off road parking, private balcony overlooking Llandaff Fields and double glazing throughout. ***Viewing highly recommended***

ENTRANCE HALL

Entered via front door leading from communal area. Wood block flooring. Coving to ceiling. Doors to all rooms, airing and storage cupboard. Wall mounted heater. Telephone intercom. Spotlights.

LOUNGE

15' 6" x 10' 9" (4.72m x 3.28m)
Double glazed sliding doors to private balcony overlooking Llandaff fields, with wrought iron fencing. Coving to ceiling. Continuation of wood block flooring. Spotlights. Wall mounted heater. TV point.

KITCHEN

9' 11" x 8' 6" (3.02m x 2.59m)
Double glazed uPVC window overlooking Llandaff fields. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating resin sink and drainer with hot and cold tap over and induction hob with extractor above and oven beneath. Space for appliances such as fridge/freezer and washing machine. Tiled splashback. Tiled flooring. Spotlights.

BEDROOM ONE

12' 0" x 9' 9" (3.66m x 2.97m)
Double glazed uPVC window. Double bedroom. Fitted wardrobes. Carpeted flooring. Wall mounted heater. Coving to ceiling. Spotlights.

BEDROOM TWO

12' 0" x 8' 6" (3.66m x 2.59m)
Double glazed uPVC window. Double bedroom. Fitted wardrobe. Carpeted flooring. Coving to ceiling. Wall mounted heater. Spotlights..

BATHROOM

6' 10" x 5' 5" (2.08m x 1.65m)
White three-piece-suite comprising WC, panelled bath with electric shower head attachment above, and vanity enclosed wash hand basin with mixer tap over and storage beneath. Large wall mounted mirror. Partly tiled walls and flooring. Spotlights.

BALCONY

Balcony accessed from the lounge, with excellent views overlooking Llandaff fields.

STORAGE ROOM

Large storage room within the basement.

GARAGE

Single garage with up and over door. Off road parking available in front of the garage.

TENURE

MGY have been advised that the property will be sold with a share of the freehold. The lease length is 999 years with approx. 989 years remaining. Service Charges are approx. £1,100 per annum. No Ground Rent.

DESCRIPTION

****WELL PRESENTED, TWO DOUBLE BEDROOM APARTMENT IN LLANDAFF* MGY** are delighted to bring to market this bright and spacious, two double bedroom apartment located on the much-favoured Cardiff Road in Llandaff. The accommodation briefly comprises entrance hallway, lounge, separate kitchen, two bedrooms and bathroom. The property further benefits from a garage with off road parking, private balcony overlooking Llandaff Fields and double glazing throughout. ***Viewing highly recommended***

ENTRANCE HALL

Entered via front door leading from communal area. Wood block flooring. Coving to ceiling. Doors to all

BATHROOM

6' 10" x 5' 5" (2.08m x 1.65m)

White three-piece-suite comprising WC, panelled bath with electric shower head attachment above, and vanity enclosed wash hand basin with mixer tap over and storage beneath. Large wall mounted mirror. Partly tiled walls and flooring. Spotlights.

BALCONY

Balcony accessed from the lounge, with excellent views overlooking Llandaff fields.

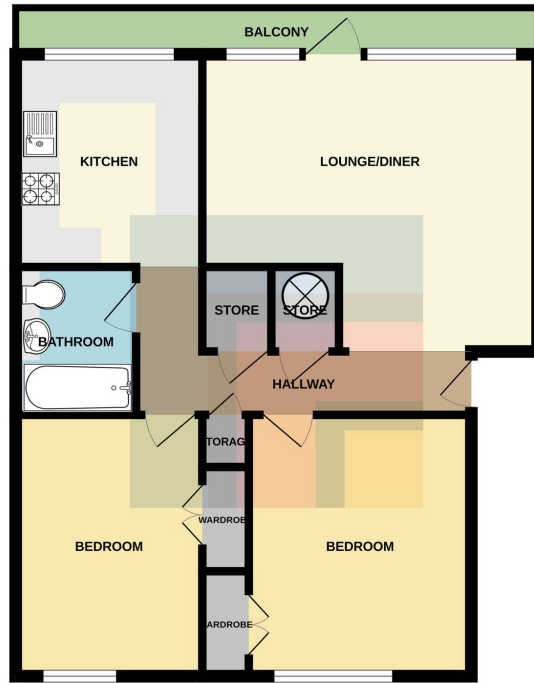
STORAGE ROOM

Large storage room within the basement.

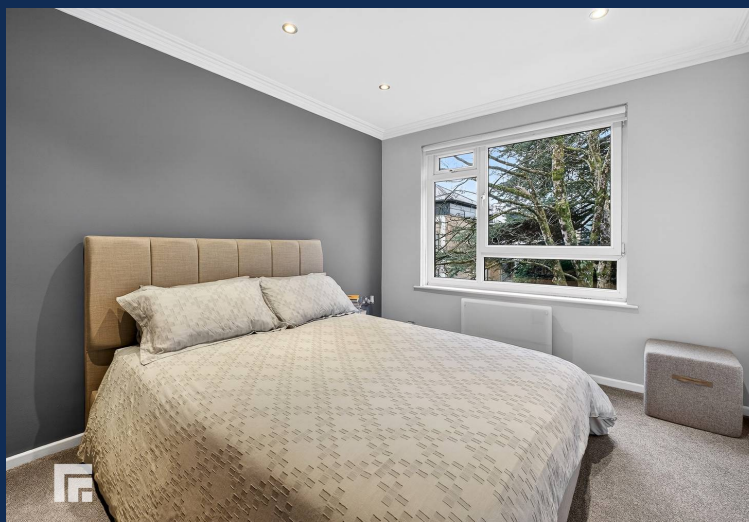
GARAGE



TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, vestibules, 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.
Made with MemoPro 12008





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