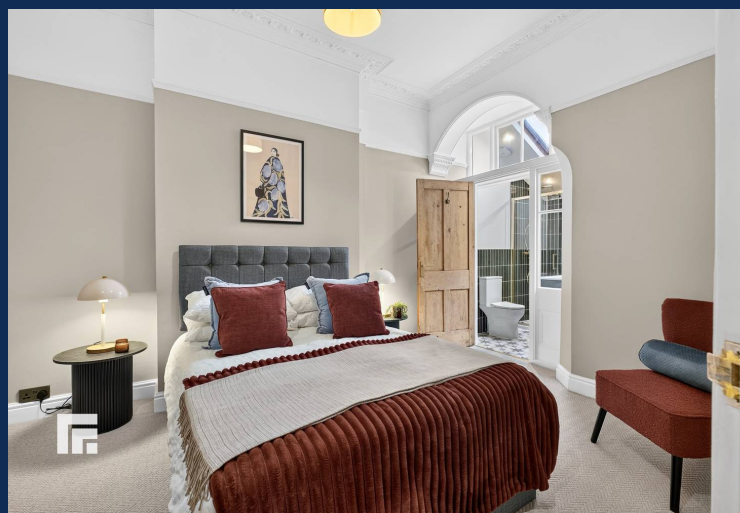




Ground Floor Flat, 142, Llandaff Road, Pontcanna, Cardiff

£349,950 Leasehold

RECENTLY RENOVATED, GROUND FLOOR APARTMENT WITH GARDEN & PARKING MG Y are delighted to bring to market this immaculately presented two bedroom, two bathroom, ground floor apartment in the highly sought after area of Pontcanna. The accommodation briefly comprises open plan kitchen/lounge/diner, two double bedrooms, one with ensuite and shower room. The property also benefits from having a private rear garden, and off road parking. NO CHAIN

Council Tax band: E

EPC Energy Efficiency Rating: D

HALLWAY

Entered via front door from communal hallway. Exposed floorboards leading to two bedrooms and original tiled flooring leading down to lower hallway, doors to kitchen/lounge/diner and shower room. Original coving to ceiling and dado rail. Spotlights and wall mounted lighting. Radiator.

KITCHEN/LOUNGE/DINER

24' 10" x 10' 9" (7.56m x 3.27m)

Impressive contemporary fully fitted Shaker style kitchen with a range of wall, base and drawer units with compact laminate worktops over including peninsula with space for stools. Incorporates inset sink with brass fittings, four ring ceramic hob with extractor above. Integrated appliances such as dishwasher, fridge/freezer, electric oven, microwave and washing machine. Engineered oak wood flooring. Double glazed window to side aspect and door to rear aspect, leading to garden. Space for lounge and dining. Fitted cupboard housing Worcester boiler and fixed shelving to one wall. Antique copper radiators. Spotlights.

BEDROOM ONE

14' 3" x 10' 4" (4.34m x 3.15m)

Double bedroom with carpeted flooring. Windows and door leading to ensuite. Pendant light fitting. Picture rail. Alcoves. Coving. Radiator.

ENSUITE

6' 6" x 4' 6" (1.99m x 1.38m)

Immaculate modern ensuite comprising: Walk in shower cubicle with mains powered rainfall shower above with additional handheld shower attachment. WC. Vanity wash hand basin with mixer tap over, storage beneath and LED mirror over. Tiled flooring and partly tiled walls. Heated towel rail. Velux window. Spotlights.

BEDROOM TWO

14' 0" x 8' 11" (4.26m x 2.72m)

Double glazed uPVC bay window to front aspect. Double bedroom with carpeted flooring. Pendant light fitting with ceiling rose. Coving. Picture rail. Alcoves. Radiator.

SHOWER ROOM

7' 7" x 2' 2" (2.30m x 0.67m)

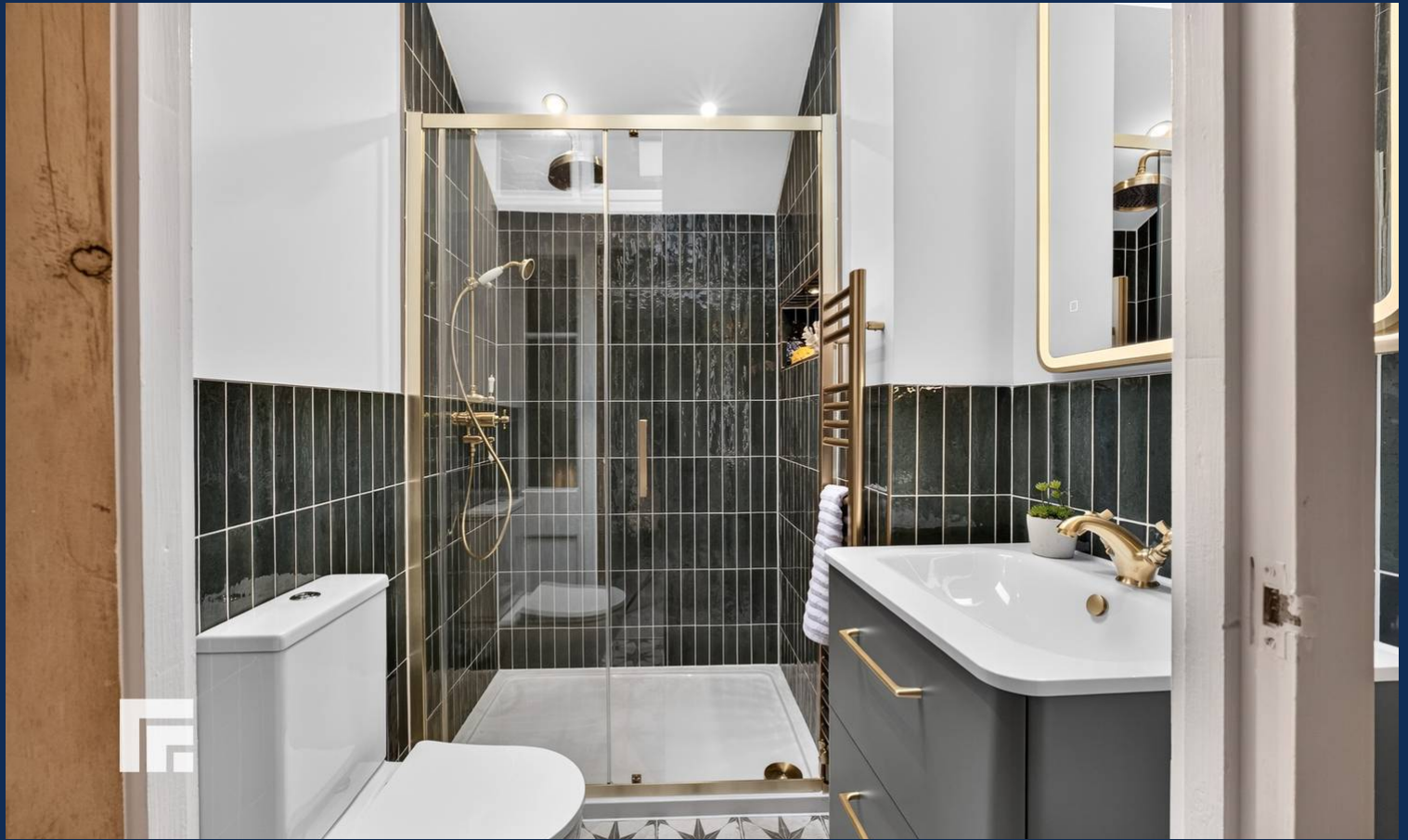
Immaculate modern shower room comprising: Walk in shower cubicle with mains powered rainfall shower above. WC. Vanity wash hand basin with mixer tap over, storage beneath and mirror over. Tiled flooring and partly tiled walls. Spotlights.

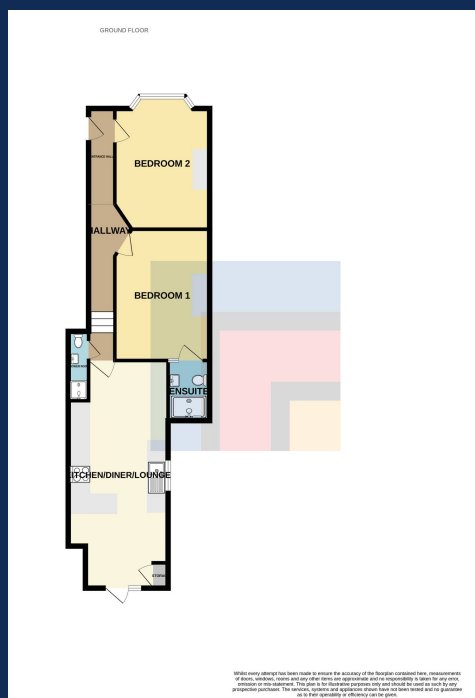
TENURE

MGY are advised that the property is leasehold, with a term of 970 years remaining on the lease. Service charges of £1,200 per annum, which includes: buildings insurance, maintenance & operation of garage shutter, gardening and maintenance of frontage and hedge alongside pathway. A proportion of service charge will be placed in a sinking fund for future communal repairs and maintenance. Ground rent £33.32 per annum.

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.





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