



Flat 22, Homelong House Heol Hir, Llanishen

£60,000 Leasehold

1 Bed - 1 Bath

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

COMMUNAL

Communal entrance into open plan communal sitting area with space for all residence to enjoy. Open kitchen space offering a great space for residence to enjoy tea, coffee and cake. Communal laundry room with washing machines and tumble dryers and finally a guest suite available for relatives to hire for overnight stay.

ENTRANCE HALL

Enter into hallway with access to lounge, bedroom and bathroom.

LOUNGE

Dimensions: 11' 7" x 14' 3" (3.534m x 4.357m). Electric storage heater, coved ceiling, storage cupboard, Upvc double glazed window to rear, security phone system. Archway to kitchen.

KITCHEN

Dimensions: 7' 2" x 5' 11" (2.195m x 1.804m). Fitted with a range of wall and base units with work surfaces over. Inset sink with left hand drainer. Extractor fan, fully tiled walls and recess for fridge. Wall mounted electric heater.

BATHROOM

Dimensions: 6' 8" x 5' 9" (2.046m x 1.777m). Fitted with a three piece suite to include low-level WC, shower with emergency call button and vanity unit with inset sink. Fully tiled walls, extractor fan and towel rail. Wall mounted heater

BEDROOM

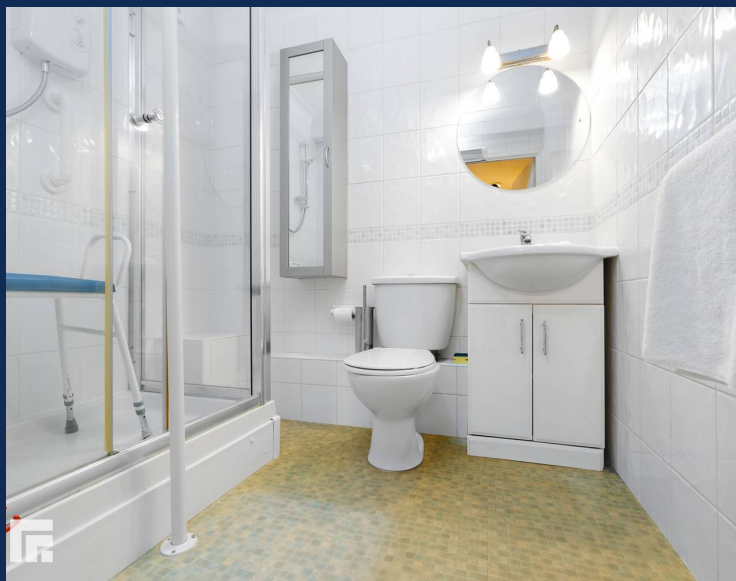
Dimensions: 8' 8" x 17' 7" (2.653m x 5.377m). Upvc double glazed window to rear, electric storage heater, coved ceiling, emergency pull switch, fitted wardrobe.

Leasehold

Lease Expiry - **20/05/2086**

Ground Rent - **£450.00 per year**

Service Charge - **£3,895.00 per year**





BIRCHGROVE 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South
Glamorgan, CF14 4QG



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