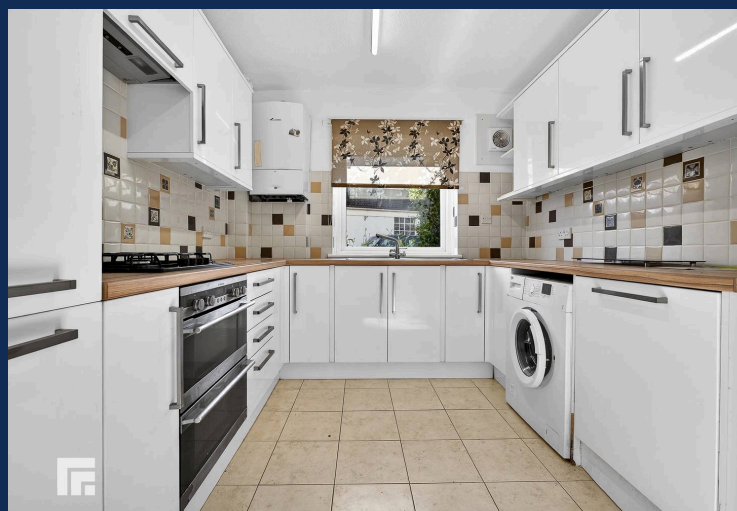
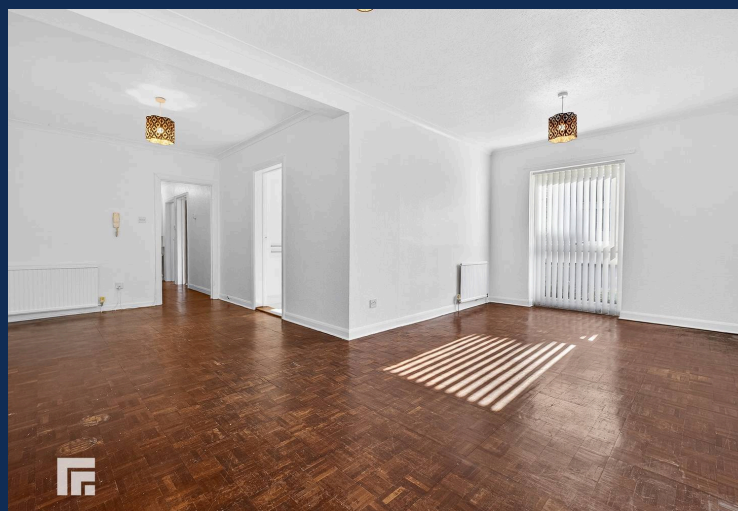




Flat 1, Deans Court The Avenue, Llandaff

£195,000 Leasehold

CHAIN FREE, GROUND FLOOR APARTMENT IN LLANDAFF MG Y are delighted to bring to market this well presented, two bedroom apartment situated within Deans Court, The Avenue, Llandaff. The accommodation briefly comprises entrance hallway, lounge, kitchen/diner, two double bedrooms, bathroom with separate WC. The property further benefits from having gas central heating, off road parking and double glazing throughout.

Viewing highly recommended

Council Tax band: D

Tenure: Leasehold

DESCRIPTION

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LOUNGE

21' 4" x 19' 0" (6.50m x 5.79m)

Continuation of parquet flooring. Double glazed uPVC windows to side and rear aspect. Pendant light fitting. Radiators. Coving to ceiling. TV and telephone point.

KITCHEN

9' 5" x 8' 10" (2.87m x 2.69m)

Double glazed uPVC window. Fitted kitchen with a range of wall, base and drawer units with contrasting worktops over incorporating four ring gas hob with extractor above and oven beneath and 1.5 stainless steel sink and drainer with mixer tap over. Integrated dishwasher. Space and plumbing for washing machine and fridge freezer. Pendant light fitting. Partly tiled walls. Tiled flooring. Wall mounted Worcester boiler.

BEDROOM ONE

11' 5" x 7' 7" (3.48m x 2.31m)

Double glazed uPVC window. Pendant light fitting. Parquet block flooring. Fitted wardrobes and storage across two walls. Coving to ceiling. Radiator.

BEDROOM TWO

9' 9" x 9' 1" (2.97m x 2.76m)

Double glazed uPVC window. Pendant light fitting. Carpeted flooring. Coving to ceiling. Radiator.

BATHROOM

Panelled bath with mains shower fixture over. Pedestal wash hand basin with mixer tap over. Tiled flooring and partly tiled walls. Wall mounted vanity mirror. Shaver point. Heated towel rail. Extractor. Pendant light fitting.

WC

WC. Wall mounted wash hand basin with mixer tap and tiled splashback. Tiled flooring. Pendant light fitting. Extractor.

PARKING

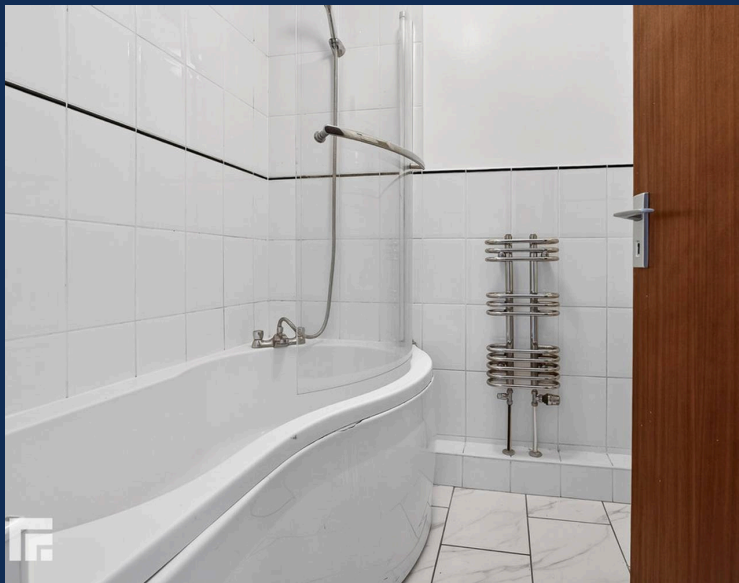
Car port providing off road parking.

TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2015/16 approx. Service charges of approx. £2,371.68 per annum, which includes building insurance, regular cleaning and refuse disposal, and access to an allocated parking space. No Ground Rent.

AML

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.

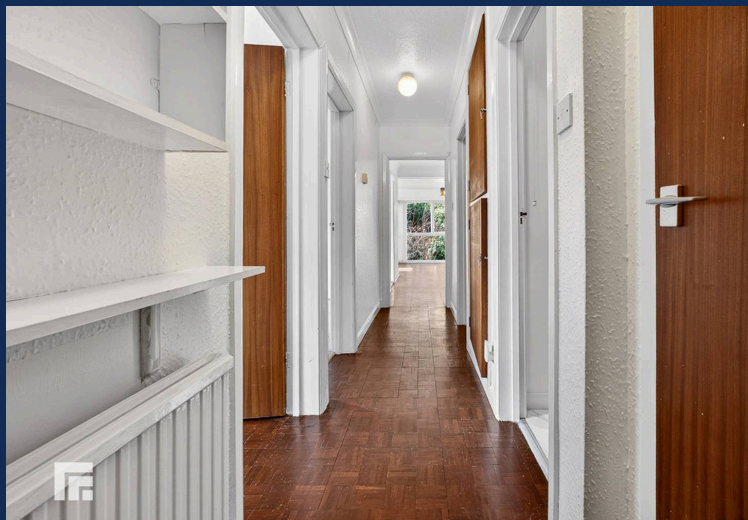




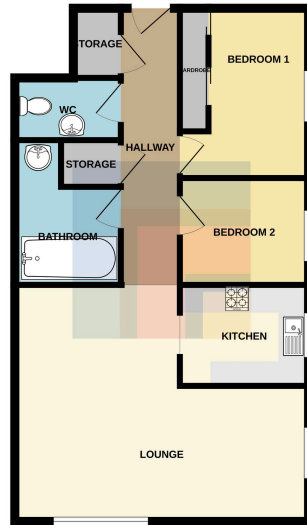
CAR PORT

1 Parking Space

Car port providing off road parking.



GROUND FLOOR



RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South
Glamorgan, CF15 8AA



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.

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