



Trusted  
Property Experts

Morfa Gardens  
Coundon CV6 1PX



# Morfa Gardens

## CV6 1PX

\* WELL APPOINTED 2 BEDROOM GROUND FLOOR FLAT \*  
SOUGHT AFTER DEVELOPMENT SET IN ESTABLISHED LAWN  
COMMUNAL GARDENS \* CURRENTLY LET EARNING £815 PER  
CALENDER MONTH \* COMMUNAL CAR PARKING \* VIEWING  
HIGHLY RECOMMENDED

Nestled in the charming Morfa Gardens, Coundon development on the corner of Kingsbury Road, this delightful ground floor flat offers a perfect blend of comfort and convenience. The property enjoys beautifully maintained communal gardens, which are perfect for enjoying the outdoors or unwinding after a long day.

The flat is currently let at a £815 per calendar month until 29th November 2025, making it an attractive option for investors looking to enter the rental market or will be sold with vacant possession once the tenancy has completed and ideal for a first time buyer or couple.

With a long lease of 999 years and 980 years remaining, this property offers security and peace of mind for future homeowners. The location is well-connected, providing easy access within walking distance of the Holyhead Road shopping parade as well as local transport links, ensuring that everything you need is within easy reach.

We highly recommend viewing this charming flat to fully appreciate its potential and the lifestyle it offers. Whether you are looking to invest or find a new home, this property is not to be missed.

The Ground Rent is £10 pa and the Maintenance Charge per quarter £251.71.

PLEASE NOTE THAT LEASE DETAILS ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD RESPECTFULLY REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS OF THE LEASE VIA YOUR SOLICITOR

selling quality  
property since 1995















## Dimensions

ENTRANCE HALL

ATTRACTIVE  
LOUNGE

FITTED KITCHEN

BEDROOM ONE

BEDROOM TWO

BATHROOM

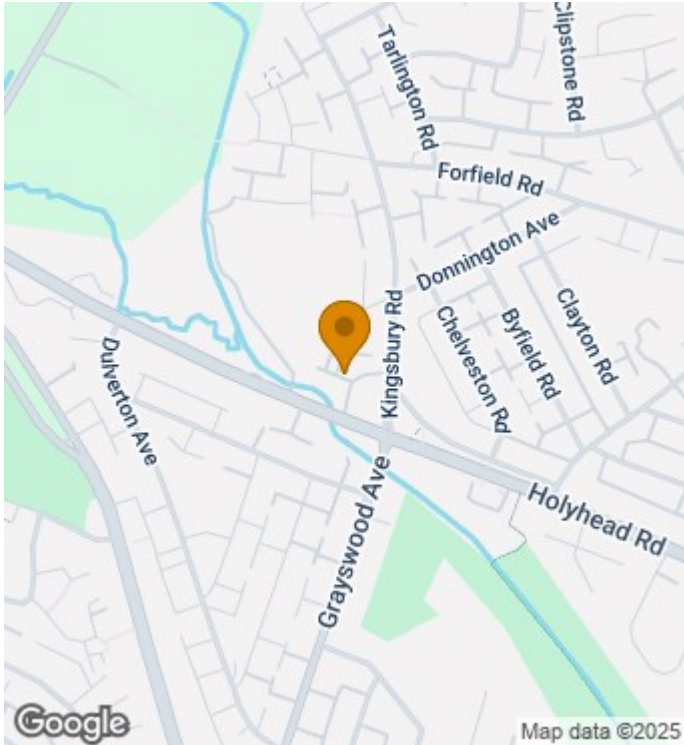
COMMUNAL CAR  
PARKING

ESTABLISHED LAWN  
COMMUNAL  
GARDENS

VIEWING HIGHLY  
RECOMMENDED

# Floor Plan

# Location Map



Total area: 624.00 sq ft

Disclaimer

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Horne.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

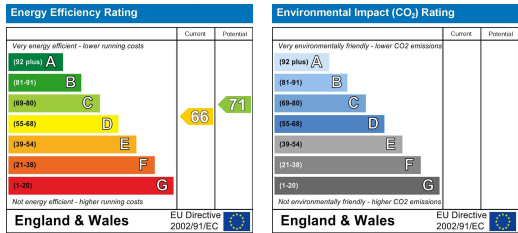
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

# EPC



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