

**15 St. Lythan Court Hengoed Close, Caerau  
Cardiff  
CF5 5HX**

**Communal Hall**  
Entered via a pair of timber doors via a security entrance system. Door to rear leading out to communal garden. Stairwell rising to second floor landing.

**Entrance Hall**  
Entered via a panelled door. Radiator. Intercom handset. Doors leading off to lounge, kitchen, bedroom & shower room W.C. Loft space



**Lounge 16'4" x 9'8" (min)**  
A generous sized living room with plenty of light by way of two windows to front. Radiator



**Kitchen 9'6" (min) x 7'4"**  
With a selection of White wall and base units incorporating worktop space, matching splashbacks & breakfast bar. Stainless steel sink unit & mixer tap,

plumbing for washing machine, integrated gas hob, electric oven, extractor hood & fridge/freezer. Window. Vinyl floor. Radiator. Closet sites a wall mounted gas combination boiler that fires domestic hot water and central heating.

**Bedroom 13'1" x 8'2"**  
A good sized double bedroom. Window. Radiator.



**Shower Room W.C.**  
Partially tiled. Suite comprising of low level W.C. Pedestal wash hand basin. Tiled & glazed cubicle incorporating chrome mains fed mixer shower. Vinyl floor. Radiator



**Communal Garden**  
Large lawned area.

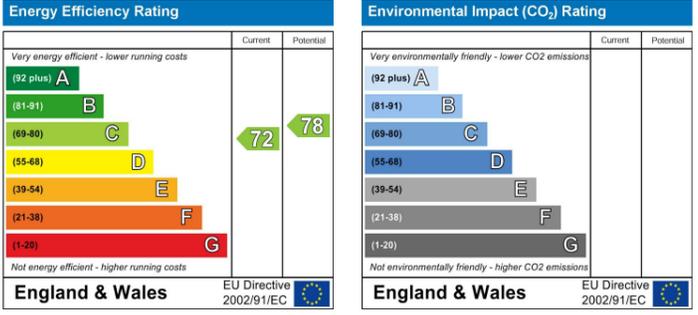
**Parking**  
Allocated plot to side of building

**FIXTURES AND FITTINGS**  
Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

**PROPERTY MISDESCRIPTIONS ACT 1991:**  
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

**TENURE**  
The vendors advise the property to be LEASEHOLD. 84 Years remaining. Service Charge of £720.00 Per Annum to include Ground Rent. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

**VIEWING**  
Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.





## 15 St. Lythan Court Hengoed Close, Caerau, Cardiff, CF5 5LW



First Time Buyers Look! A Very Well Presented Spacious Second Floor Self Contained Apartment Situated To The West Side Of The City. Accommodation Briefly Comprises Of Entrance Hall, 16' Lounge, Fitted Kitchen With Integrated Appliances, One Double Bedroom & Shower Room W.C. Gas Central Heating With Combination Boiler. Upvc Windows. Allocated Parking Plot. Communal Gardens. Property Has Been Redecorated & Carpeted Throughout. Intercom Entry System. Council Tax Band 'A' Energy Rating 'C' Well Worth Viewing.