

Penarth Road

CARDIFF, CF11 6NG

GUIDE PRICE £138,000

**Hern &
Crabtree**



Penarth Road

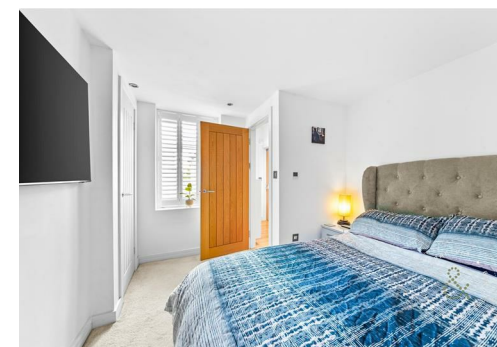
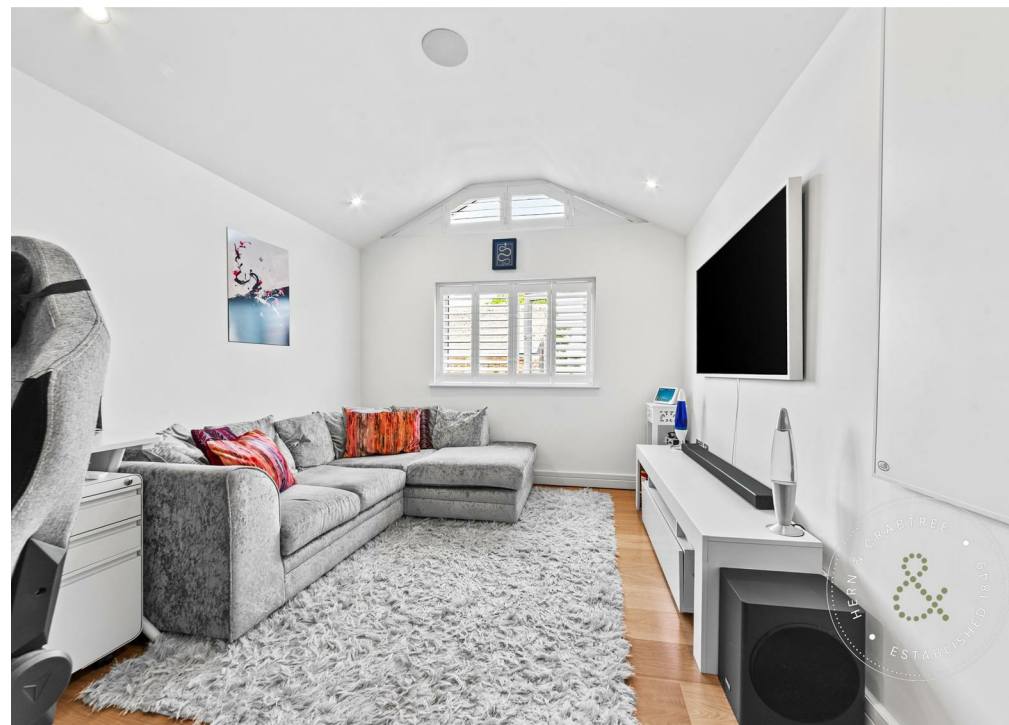
A beautifully presented one double bedroom apartment, ideally positioned on Penarth Road in the heart of Grangetown. Nestled on the first floor of a well-maintained building, this modern home offers a superb opportunity for first-time buyers, professionals or investors looking for a standard tenancy or Air B&B market - looking for a convenient city base with a contemporary finish.

Step through the private entrance into a light-filled hallway that leads to a stylish open-plan living and kitchen area – thoughtfully designed for modern living and entertaining. The kitchen is sleek and well-appointed with integrated appliances and ample workspace, while the living area offers a welcoming and airy retreat, perfect for relaxing after a busy day.

The double bedroom is generously proportioned, complemented by neutral décor and excellent natural light. A smartly finished shower room adds to the property's turnkey appeal. Further benefits include double glazing throughout and the rare advantage of owning a share of the freehold – with no service charges or ground rent to pay.

Just a short stroll from the heart of Cardiff City Centre, with its wealth of shops, restaurants, cafes and cultural landmarks. Cardiff Central Station is also nearby, providing excellent transport links for commuters and adventurers alike.

The area benefits from a unique blend of city living and local character. Trendy independent eateries sit alongside long-established community favourites, and there's no shortage of green spaces – including nearby Grange Gardens and access to the riverside Taff Trail, ideal for walkers and cyclists.



349.00 sq ft

Hallway

Enter from the communal hallway. Double glazed window with fitted plantation shutters to the side elevation. Wooden laminate flooring. Doors leading to:

Kitchen

Wall and base units with worktops over. Stainless steel one bowl sink and drainer with pull out mixer tap. Integrated four ring electric hob with cooker hood over. Integrated oven. Integrated fridge freezer. Integrated washing machine. Wooden laminate flooring.

Lounge/Diner

Double glazed windows with fitted plantation shutters to the front elevation. Wooden laminate flooring.

Bedroom

Double glazed windows with fitted plantation shutters to the front elevation. Two fitted storage cupboards into alcoves.

Shower Room

Double glazed window with fitted plantation shutters to the side elevation. W/C and wash hand basin. Shower quadrant with fitted shower, rainfall shower head and sliding glass door. Tiled walls. Tiled flooring. Extractor fan.

Tenure

Share of the freehold. 150 years from 2017 with 142 years remaining.

"No service or management charges. Lessees of 4 apartments are equally responsible for arranging buildings insurance and upkeep of the building"

Additional Information

Council Tax Band B (Cardiff). EPC rating D.

Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions. Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their

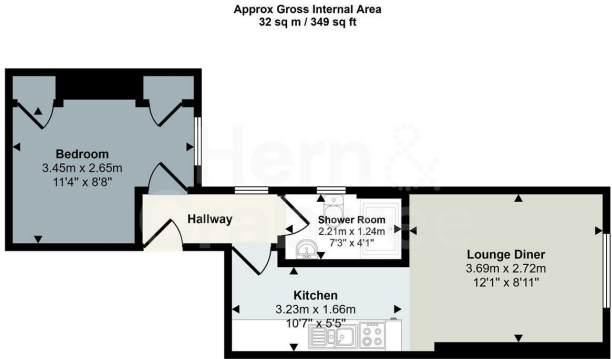
offer is accepted to proceed with the sale. Details can be found on our website.



Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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