

Llantrisant Road

LLANDAFF, CARDIFF, CF5 2SJ

OFFERS IN EXCESS OF £350,000

**Hern &
Crabtree**



Llantrisant Road

No Chain. An immaculate and beautifully presented two double bedroom first-floor apartment, set within the exclusive gated development of Petherton Mews in the sought-after area of Llandaff.

One of just two apartments within the block, this spacious property offers a well-planned layout, a private balcony overlooking the communal gardens, and the added benefit of a garage with an electric door and a separate garden room/home office.

The accommodation comprises of a secure communal entrance, welcoming entrance hall, generous lounge/dining room with access to the balcony, kitchen/breakfast room, two excellent-sized double bedrooms, an en-suite shower room to the principal bedroom, and a family bathroom.

The property is presented in excellent condition and is ready for the next occupier to move straight in. The versatile garden room provides an ideal space for working from home, hobbies or additional storage, while the substantial garage offers further practicality with a driveway in front.

Petherton Mews is discreetly positioned just off Llantrisant Road, within easy reach of Llandaff village, where a range of independent cafés, shops and everyday amenities can be found. A convenient local shop is only a short walk away, while a bus stop is located directly outside the development, providing a direct service into Cardiff city centre. Danescourt railway station is also nearby, offering further excellent transport links.



Approx 1451.00 sq ft

Council Tax Band: G

Entrance

Entered via communal hallway with stairs to the upper floors. Entrance Hall linking to Garage and Garden Room via storage room.

Hall

Entered via wood front door, security entry phone, coved ceiling, wall lights, radiator, cupboard with fitted shelving.

Living Room/Dining Room

Entered via double doors, double glazed French windows to the rear with balcony which has railing and wooden flooring, double glazed window to the rear, ceiling lights, coved ceiling, electric fireplace with marble hearth, radiators.

Kitchen

Double glazed window to the rear, wall and base units with worktop over, integrated appliances include, fridge, freezer, microwave, dishwasher and washing machine. Gas hob and electric cooker, sink and drainer, spotlights, luxury vinyl flooring. Concealed boiler.

Bedroom One

Double glazed window to the front with railing, radiator, coved ceiling, built in wardrobe.

En Suite

Fitted with shower, w.c and vanity wash hand basin, radiator, spotlights, tiled walls, luxury vinyl flooring.

Bedroom Two

Double glazed window to the front, radiator, built in storage and drawers, coved ceiling.

Bathroom

Fitted with bath, w.c and wash hand basin, radiator, luxury vinyl flooring.

Store Room

Accessed via the main hallway, with power.

Garden Room

French doors to the main driveway, laminate flooring. Power and light.

Garage

With electric door, power and light. Built in storage shelves.

Outside

Communal lawns with plenty of shrubs, trees and flowers.

Tenure and Charges

We have been advised by the vendor that the property is Leasehold. Ground Rent is £140.00.

£4,500 billed per annum for Service charges.

There are 2 management companies involved;

1) Seel & Co (buildings)

2) Firstport (grounds)

Charge of £4,500 pa is based upon recent bills and reflects some catch up maintenance for the grounds. Seel & Co 6 months £1,277.42 and FirstPort 6 months £955.97.

Council Tax - G

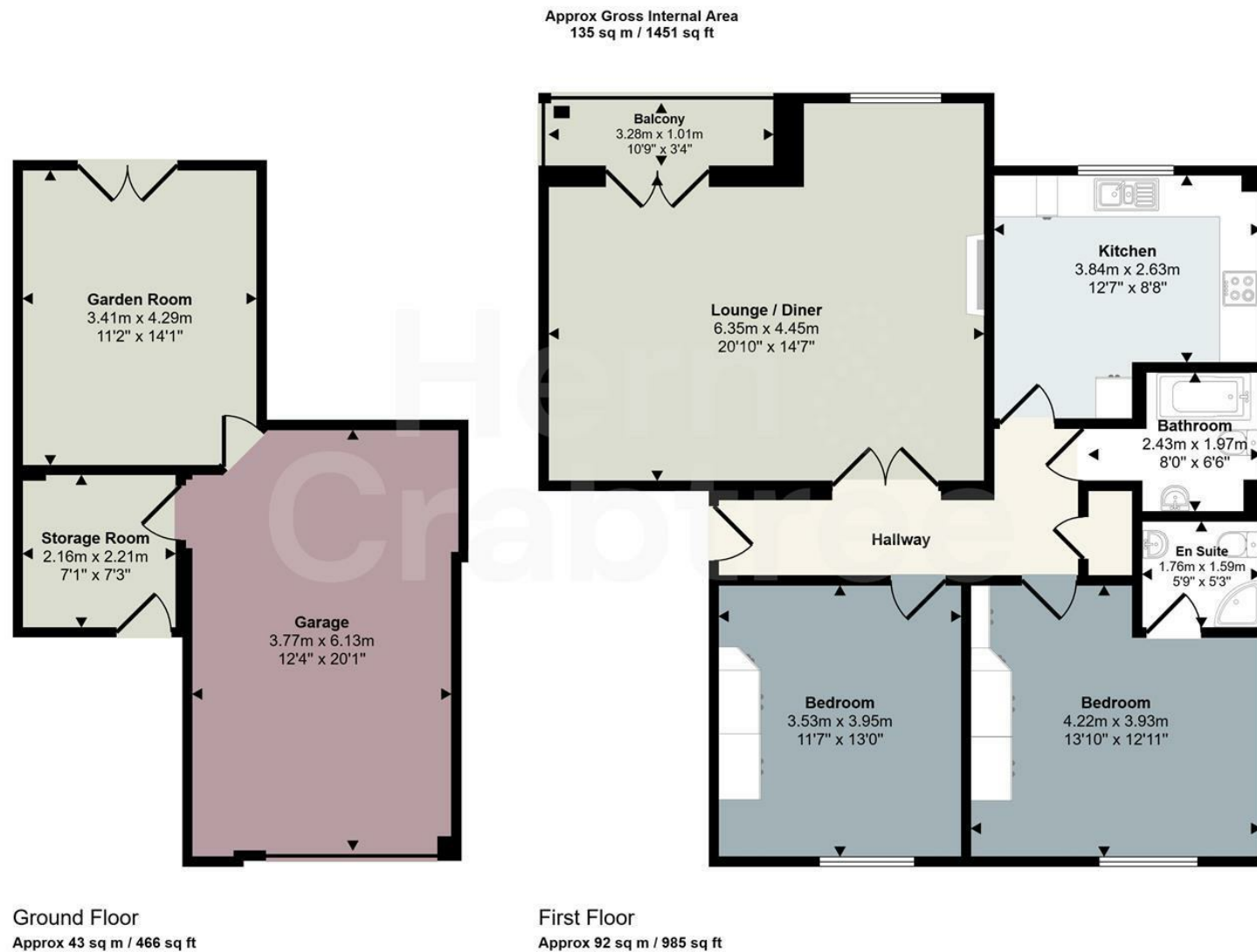
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Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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.







Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

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



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