

# Clos Y Gadwyn

DOL WERDD, PLASDWR, CARDIFF, CF5 2FB

**GUIDE PRICE £220,000**

**Hern &  
Crabtree**



# Clos Y Gadwyn

No chain. Not to be missed! A fantastic two double bedroom ground floor apartment that is immaculately presented throughout, placed on this newly built development of Dol Werdd on Plasdwr. Boasting light and spacious living, this property would make a perfect first time buy, anyone looking to downsize or investment.

Finished to a high specification, the accommodation briefly comprises: Communal Entrance, Hallway, Open Plan Kitchen/Diner/Sitting Area, Two Double Bedrooms and a Bathroom. The property further benefits from an allocated parking space as well as having 995 years remaining on the lease.

Clos Y Gadwyn is located close to bus links to the city centre and is within easy reach of Radyr and Danescourt railway stations. There is also the benefit from a range of excellent schools in the area, highly sought after for growing families. Radyr's amenities include a parade of shops, golf and tennis clubs, doctors and dentists surgeries, optician and restaurant. Be quick and book early!



### Entrance

Entered via a security entrance system.

### Hallway

Entered via wooden fire door into the hallway. Two windows to the front. Large storage cupboard. Telephone entrance system. Radiator. Wooden flooring.

### Bedroom One

Double glazed window to the front. Radiator. Wooden flooring.

### Bathroom

Bath with shower plumbed over, w/c and wash hand basin. Part tiled walls. Tiled floor. Radiator.

### Bedroom Two

Double glazed window to the rear. Radiator. Wooden flooring.

### Lounge/Dining Room/Fitted Kitchen

Double glazed window to the rear. Radiator. Wooden flooring. The kitchen is fitted with wall and base units with laminate worksurfaces. Stainless steel sink and drainer. Integrated five ring gas hob and electric oven and grill combi. Integrated fridge, freezer and space and plumbing for a washing machine.

### OUTSIDE

Allocated parking.

### Disclaimer

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.

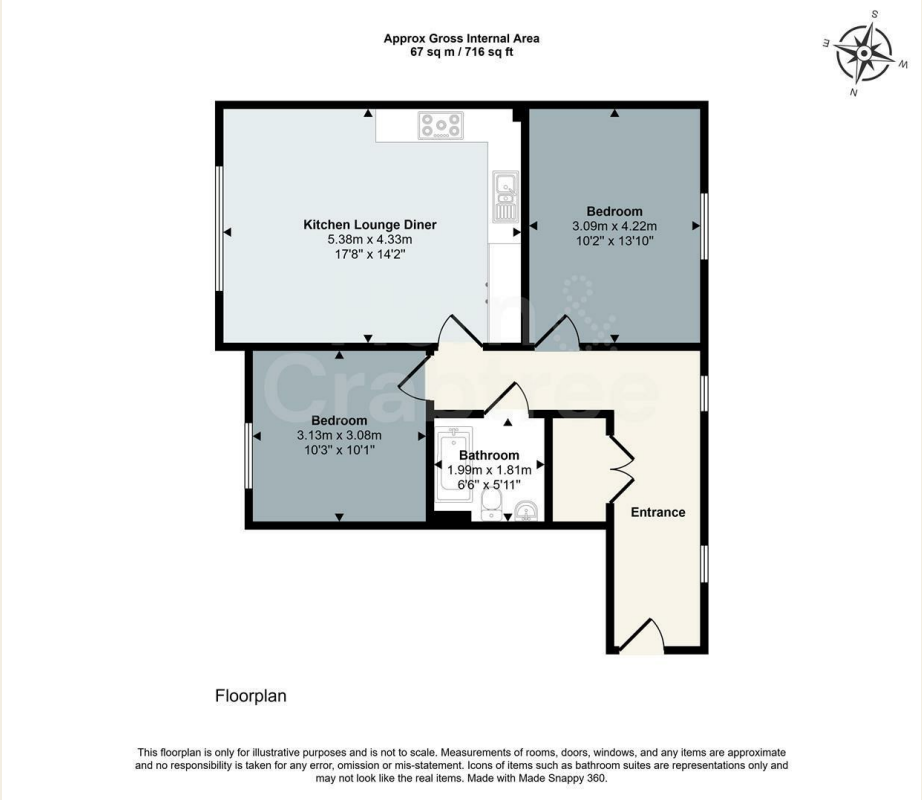
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

### Additional Information

We have been advised by the vendor that the property is Leasehold. 999 years from 2021 with 995 years remaining. Service Charges are £1,188.75 per annum and the Ground Rent is a Peppercorn Ground Rent. Epc - B. Council Tax - C



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



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

