

The Chantry

LLANDAFF, CARDIFF, CF5 2NT

GUIDE PRICE £325,000

**Hern &
Crabtree**



The Chantry

No Chain. A beautifully appointed ground-floor garden apartment located in this private, gated development in The Retreat in Llandaff. The large open plan Kitchen/Diner/Lounge is connected to the private garden by glass sliding doors.

Immaculate and finished with a high-end kitchen and bathrooms, the light and spacious accommodation briefly comprises Communal Entrance, Hallway, Open Plan Kitchen/Diner/Living Area with Sliding Doors out to the Patio/Garden, Two Double Bedrooms with an En-Suite to the Master and a Family Bathroom. The property further benefits from a private garden, a communal lawn area, and an allocated off-street parking space.

The Retreat is perfectly situated just off the Chantry and is located under a mile from Llandaff's historic village which offers cafés, shops, and restaurants. There are also great transport links to and from Cardiff City Centre via bus and a train station a few minutes walk away, with regular trains to Cardiff taking approximately 15 minutes. Internal viewings are highly recommended for this wonderful apartment to be fully appreciated!



Approx 885.00 sq ft

Entrance Hallway

Communal entrance hall with tiled floors and recess lights. Large storage cupboard. Gas under floor heating,

Bedroom One

Double glazed window to the front. Built in wardrobes. Door to en-suite. Gas under floor heating,

En-suite

Shower, w/c and wash hand basin. Tiled walls and floor. Heated towel rail. Gas under floor heating,

Bedroom Two

Double glazed window to the front and side. Gas under floor heating,

Bathroom

Double glazed window to the side. Bath with shower, w/c and and wash hand basin. Heated towel rail. Built in cupboard. Tiled floor.

Living Room/Kitchen/Dining Area

Open plan kitchen and living room area. Double glazed windows to the side and double glazed sliding patio doors to the garden. Tiled floor. Gas under floor heating. The kitchen is fitted with wall and base units and composite worksurfaces. Stainless steel sink and etched drainer. Integrated four ring induction hob, integrated oven and grill combi. Integrated fridge and freezer. Integrated dishwasher. Recess light. Space for dining table.

OUTSIDE

Private gated entrance into the complex.

Rear Garden

Private garden with a hedge border. Paved patio. Further communal gardens.

Parking

Allocated parking.

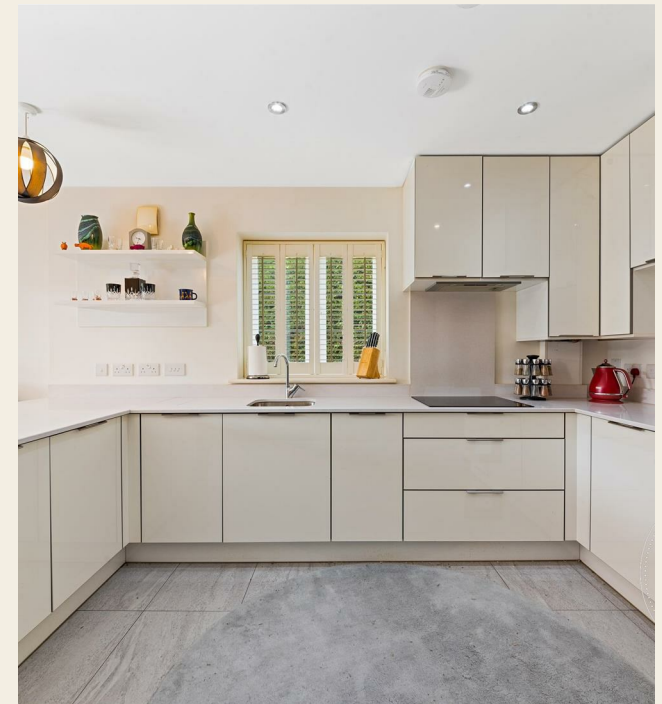
Tenure and Charges

Leasehold with Leasehold 250 years from 2017 so approx 241 years remaining Annual service charges £1400.00 Ground Rent £250.00

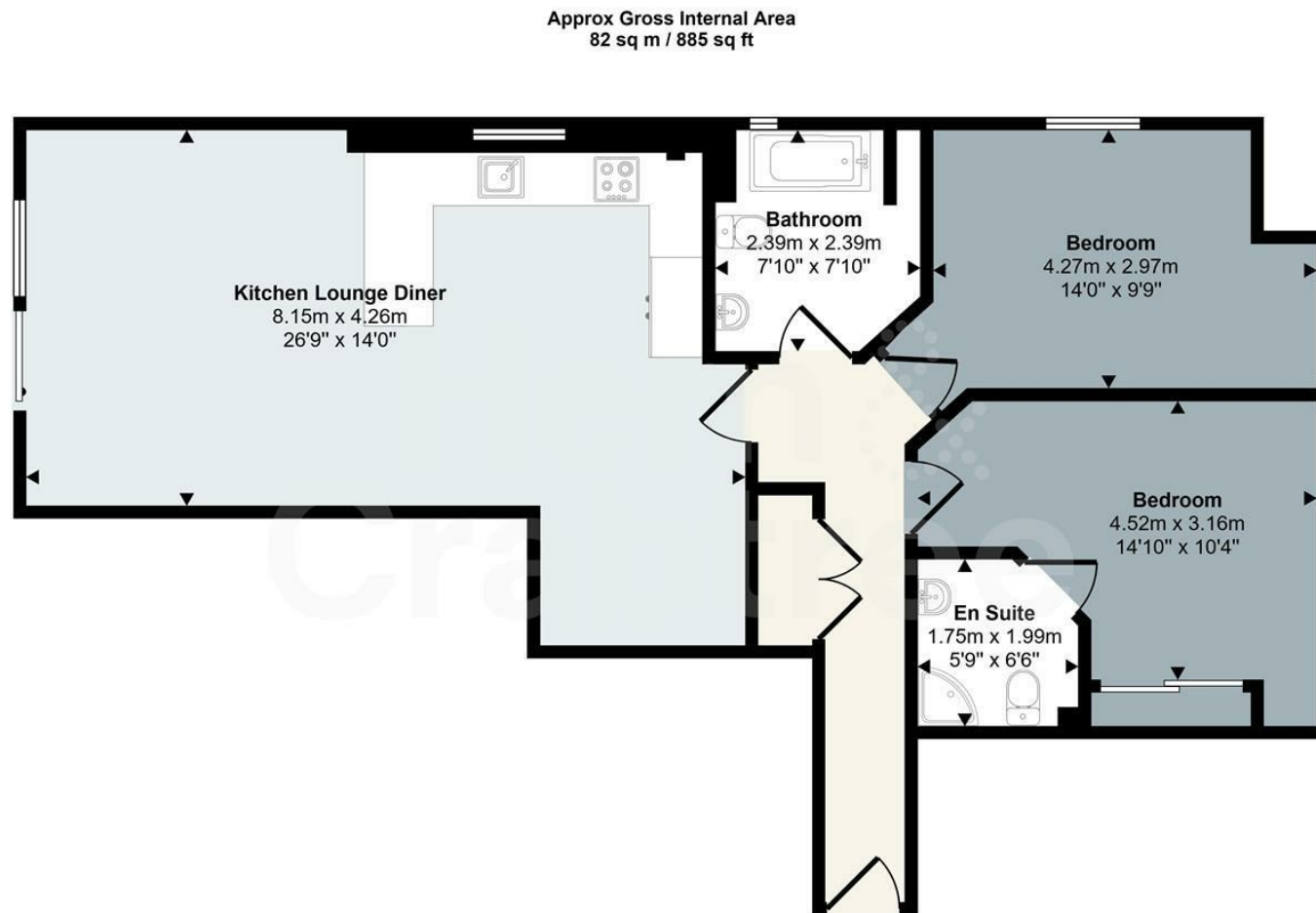
Disclaimer

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.

Council Tax Band: G







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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	82	82
(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

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

