Cardiff Road

LLANDAFF, CARDIFF, CF5 2AW

GUIDE PRICE £215,000

Hern & Crabtree



Cardiff Road

No chain. An excellent and tastefully presented one-bedroom, first-floor retirement apartment, enjoying views over the beautifully landscaped communal gardens and situated within the exclusive development of Cwrt Pegasus.

Located in the heart of the sought-after Llandaff village, the property is ideally positioned close to a range of local amenities, including cafés, shops, a post office, optician and doctors' surgery.

Offering plenty of natural light throughout, the accommodation briefly comprises an entrance hall, spacious lounge/diner with a Juliet balcony, fitted kitchen, double bedroom with fitted wardrobes, and a modern four-piece bathroom suite.

Residents can also enjoy a communal lounge, with doors opening onto a pleasant patio area and beautifully maintained communal lawns, providing an attractive space to relax and socialise.

This modern, purpose-built retirement apartment benefits from warden control and is ideally suited to those aged 60 and over looking to downsize while retaining independence within a secure and welcoming community.

Further benefits include communal guest facilities and secure off-road parking.

An early viewing is highly recommended to appreciate the quality, location and communal facilities this lovely retirement apartment has to offer.











Approx 517.00 sq ft

Council Tax Band: E

Communal Entrance
Entered via a communal entrance.

Hall
Entered via wood front door, coved ceiling, radiator, emergency pull cord, storage cupboard housing the boiler.

Living Room
Double glazed window French doors to the rear, coved ceiling, wall and ceiling lights, electric fireplace and electric radiator.

Kitchen
Double glazed window to the rear, wall and base units with worktop over, electric hob with oven and microwave, integrated fridge and freezer, sink and drainer, tiled flooring.

Bedroom
Double glazed window to the rear of the building, coved ceiling, radiator, built in wardrobe.

Bathroom
Fitted with shower, bath w.c and vanity wash hand basin, mirrored wall unit, heated towel rail, electric heater, tiled walls.

Guest Room
There is a guest suite available at a reasonable cost to stay situated opposite this apartment . It comprises of double glazed window to the front, radiator, two x beds and an en suite.

Tenure and Charges
We have been advised by the seller that the property is leasehold with 125 years from 01/01/2009 with 107 years remaining, Service Charges £4,400 p.a. Ground Rent £845.00 p.a.

EPC - B. Council Tax band is E.

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.

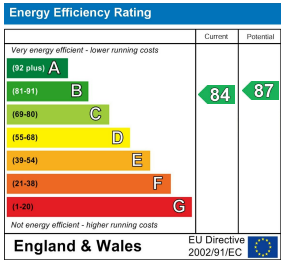




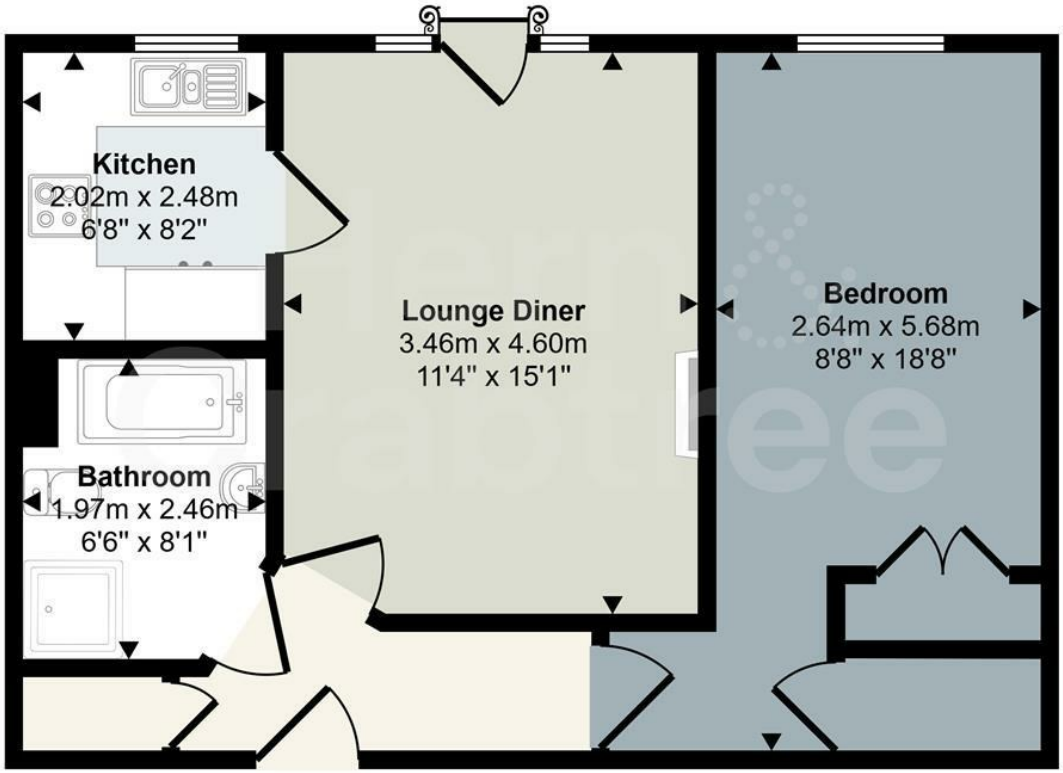








Approx Gross Internal Area
48 sq m / 517 sq ft



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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