

# Llantrisant Road

LLANDAFF, CARDIFF, CF5 2PU

**GUIDE PRICE £325,000**

**Hern &  
Crabtree**



# Llantrisant Road

No chain. A superb opportunity to purchase this fully refurbished, light-filled ground floor apartment in the sought-after location close to Llandaff Village. Renovated to an exceptional standard while retaining plenty of charm and character, this spacious apartment is perfect for someone looking to get on the property ladder or looking downsize and move straight in.

The well-presented accommodation briefly comprises: entrance hall, generous lounge with bay window, two bedrooms, a modern high-spec fitted kitchen, and a stylish bathroom suite with both bath and shower enclosure and a separate W.C with wash hand basin.

Further benefits include access to beautifully maintained communal gardens, large brick built storage shed and two off-street parking spaces.

Sherwood Court is a small development set back off Llantrisant Road and is situated within close proximity to Llandaff village which offers a variety of local cafés, shops and amenities. There is a small convenience shop within a stone's throw from the apartment and there is a bus stop placed directly outside of the in and out driveway. The bus route is directly linked to Cardiff City Centre. Nearby is Danescourt train station which also serves Cardiff City Centre. Internal viewings are highly recommended!



**Approx 764.00 sq ft**

**Council Tax Band: D**

#### Entrance

Entered via wood front door, two storage cupboards, herringbone parquet flooring.

#### Living Room

Double glazed bay window to the front and double glazed window to the side, radiator, herringbone parquet flooring.

#### Kitchen

Double glazed window to the side, fitted with a range of wall and base units with worktop over, additional large storage cupboard, a four ring Indesit electric hob with integrated oven and grill beneath, stainless steel sink, integrated washing machine, integrated dishwasher, integrated fridge and freezer, combination boiler, radiator, wood laminate flooring.

#### Bedroom One

Double glazed bay window to the front, vertical radiator, herringbone parquet flooring.

#### Bedroom Two

Double glazed window to the side, radiator, wood laminate flooring.

#### Bathroom

Double obscure glazed window to the side, a walk in shower, bath and wash hand basin, heated towel rail, tiled walls, wood laminate flooring.

#### Separate W.C

Double obscure glazed window to the side, w.c and wash hand basin.

#### Outside

Access to communal gardens to the front and rear of the property.

#### Parking

There are two allocated parking spaces to the front of the property and further visitors parking available. Electric car charger.

#### Storage

Large brick built storage shed with pedestrian access door

#### Tenure and Additional Information

We have been advised by the vendor that the property is leasehold with it being extended by an additional 99 years on completion, so with the current lease being 99 years from 1 September 1978 there will be 150 years remaining on the lease. Service charges are currently £85 per calendar month (£1,020 per annum).

#### 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.



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