

The Crescent

LLANDAFF, CARDIFF, CF5 2DL

GUIDE PRICE £220,000

**Hern &
Crabtree**

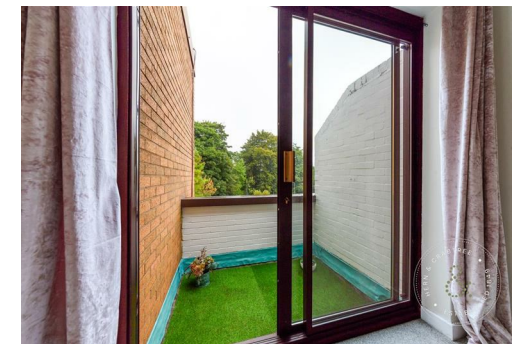
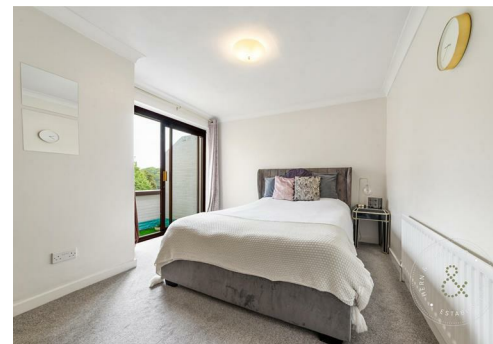


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No Chain! A rare opportunity to acquire a lovely size and well appointed two bedroom top floor apartment in this sought after modern development on the cusp of Llandaff and Pontcanna. With a large private roof terrace with fantastic panoramic views, beautifully maintained communal gardens and an allocated parking space, this property would make a perfect first time buy, investment or anyone wishing to downsize!

The apartment accommodation briefly comprises: Communal Entrance Hall, Hallway, Lounge/Diner with doors out onto the roof terrace, Fitted Kitchen, Two Double Bedrooms with a balcony off bedroom one and a modern Shower Room. The property further benefits from an allocated parking space and well maintained communal grounds.

The Crescent is ever popular with buyers thanks to being so close to Llandaff village and Pontcanna's local shops, cafés and amenities and there are excellent public transport links to and from Cardiff city centre. Internal viewings are highly recommended!



719.00 sq ft

Communal Entrance

Entered via communal entrance with secure entry, stairs rising to the top floor (4th) with exclusive use.

Hall

Entered via a wood front door, coved ceiling, radiator, storage cupboard housing the combination boiler.

Living Room

Double glazed window to the front and patio door to the side, coved ceiling, radiator, wooden flooring.

Kitchen

Double glazed window to the side, fitted with a range of wall and base units with worktop over, a four ring electric hob with electric oven and grill, one and a half bowl sink and drainer, space and plumbing for a washing machine, integrated fridge and freezer, radiator.

Bedroom One

Sliding patio door onto a balcony, coved ceiling, radiator, built in wardrobe.

Balcony

Patio doors from bedroom one, with views over Cathedral grounds.

Bedroom Two

An L shaped room with double glazed window to the side, coved ceiling, radiator.

Bathroom

Double obscure glazed window to the side, bath with Triton power shower over, w.c and wash hand basin, heated towel rail, tiled walls and laminate flooring.

Parking

An allocated parking space and visitor parking available.

Information

New carpets (2024), high quality flooring and appliances, exclusive use of top floor and not overlooked, share of freehold, generous sized rooms, great natural light, popular area, great transport links, nearby Llandaff Fields and Llandaff Cathedral. Bike sheds are available, waiting list dependent.

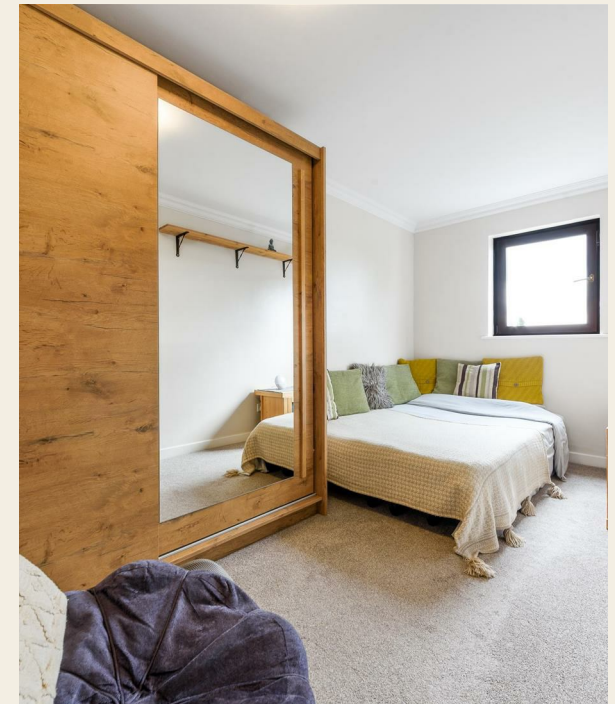
Tenure

We have been advised by the sellers that the property is a Share of the Freehold and that the lease runs for 999 years from 1985, with approximately 959 years remaining on the lease. The current service charges are £1,992.90 per annum and the Ground Rent is a peppercorn ground rent. The property is managed by Western Permanent Property, 46 Whitchurch Road, Cardiff, CF14 3LX.

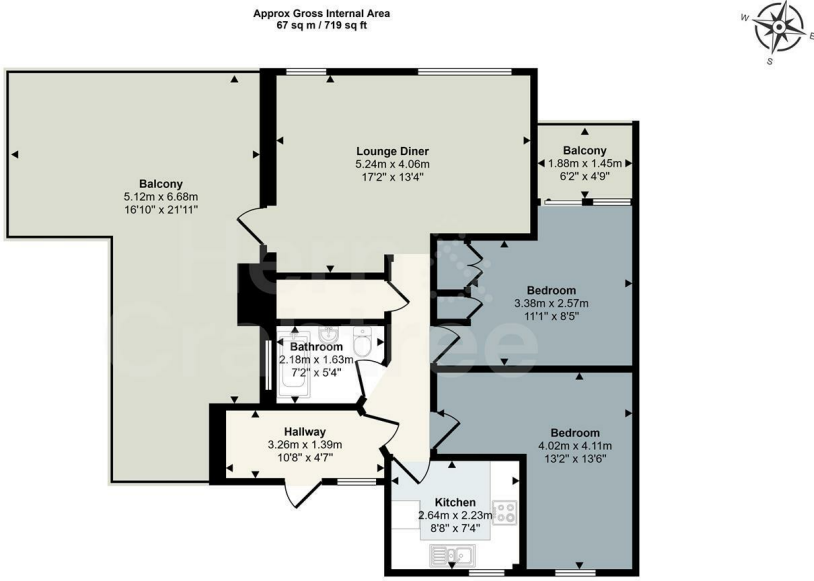
Disclaimer

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.



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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		
(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



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