

Waungron Road

LLANDAFF, CARDIFF, CF5 2JJ

GUIDE PRICE £199,950

**Hern &
Crabtree**



Waungron Road

A stylish and beautifully appointed one bedroom first floor maisonette with a lovely outdoor balcony, located above the popular Insole Shops in Llandaff. This incredibly spacious apartment has been finished to a high standard and would make a perfect first time buy or investment.

The light and generous accommodation briefly comprise: Private Entrance With Stairs Rising to the First Floor, Hallway, Lounge/Diner with french doors onto the Balcony, Modern Kitchen/Breakfast Area, Double Bedroom and contemporary Shower Room. The property further benefits from having a long lease.

Waungron Road is a leafy tree lined street that is perfectly situated close to local shops and amenities as well as having excellent transport links via bus and rail to and from Cardiff City Centre. Llandaff village can also be found a short walk away. Internal viewings are highly recommended!



Approx 732.00 sq ft

Entrance

Entered via pvc double-glazed door into the hallway. Stairs to the first floor with a hand rail. Wood block flooring. Radiator.

Landing

Split-level landing. Wood flooring. Loft access hatch. Radiator. Squared off the archway to the kitchen/breakfast room. Airing cupboard housing gas combination boiler.

Kitchen/Breakfast Room

Double-glazed window to the rear. The kitchen is Fitted with wall and base units with worktops. Sink and drainer with a mixer tap. Space and plumbing for washing machine. Five-ring gas hob, double oven and grill with stainless steel splash back and cooker hood over. Tiled flooring. Radiator.

Living Room/Diner

Double-glazed window to the front and double-glazed French doors to the sitting balcony. Radiator. Glass block work offers natural light to the landing area. Feature recess shelving with downlights. Oak wood flooring.

Bedroom

Double-glazed window to the rear. Radiator.

Shower Room

Obscure double-glazed window to the side. Double shower with plumbed shower, w/c and wash hand basin. Part tiled walls. Heated towel rail. Shaving mirror with light. Tiled floor. Extractor fan.

Balcony

Sitting balcony with Astroturf lawn.

Tenure and additional information

We have been advised by the vendor that the property is Leasehold with 148 years remaining on the lease. There are no Service Charges but the owner does contribute towards the Buildings Insurance approx £200.00 . The Ground Rent is £10 per annum. Council tax band is D.

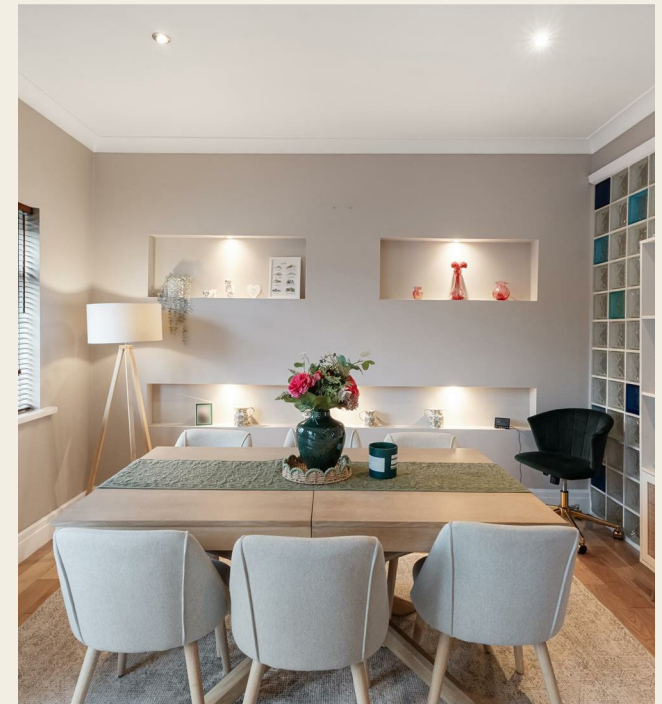
Disclaimer

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.

Council Tax Band: D





Approx Gross Internal Area
68 sq m / 732 sq ft



Floorplan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F	42	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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