Clos Y Gadwyn

DOL WERDD, PLASDWR, CARDIFF, CF5 2FB

GUIDE PRICE £220,000

Hern & Crabtree



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Not to be missed! A fantastic two double bedroom ground floor apartment that is immaculately presented throughout, placed on this newly built development of Dol Werdd on Plasdwr. Boasting light and spacious living, this property would make a perfect first time buy, anyone looking to downsize or investment.

Finished to a high specification, the accommodation briefly comprises: Communal Entrance, Hallway, Open Plan Kitchen/Diner/Sitting Area, Two Double Bedrooms and a Bathroom. The property further benefits from an allocated parking space as well has a having 995 years remaining on the lease.

Clos Y Gadwyn is located close to bus links to the city centre and is within easy reach of Radyr and Danescourt railway stations. There is also the benefit from a range of excellent schools in the area, highly sought after for growing families. Radyr's amenities include a parade of shops, golf and tennis clubs, doctors and dentists surgeries, optician and restaurant. Be quick and book early!











Approx sq ft

Council Tax Band: C

Entrance
Entered via a security entrance system.

Hallway
Entered via wooden fire door into the hallway. Two windows to the front. Large storage cupboard. Telephone entrance system. Radiator. Wooden flooring.

Bedroom One
Double glazed window to the front. Radiator. Wooden flooring.

Bathroom
Bath with shower plumbed over, w/c and wash hand basin. Part tiled walls. Tiled floor. Radiator.

Bedroom Two
Double glazed window to the rear. Radiator. Wooden flooring.

Lounge/Dining Room/Fitted Kitchen
Double glazed window to the rear. Radiator. Wooden flooring. The kitchen is fitted with wall and base units with laminate worksurfaces. Stainless steel sink and drainer. Integrated five ring gas hob and electric oven and grill combi. Integrated fridge, freezer and space and plumbing for a washing machine.

OUTSIDE
Allocated parking.

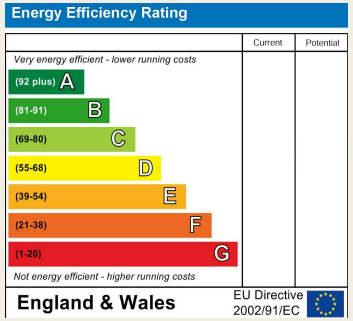
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Additional Information
We have been advised by the vendor that the property is Leasehold. 999 years from 2021 with 995 years remaining. Service Charges are £1,188.75 per annum and the Ground Rent is a Peppercorn Ground Rent. Epc - B. Council Tax - C



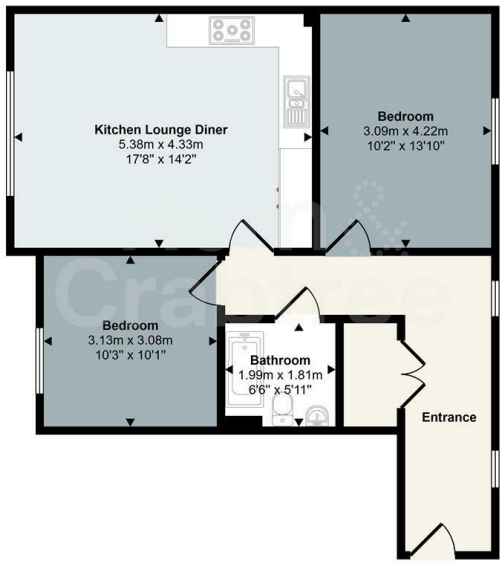
Good old-fashioned service with a modern way of thinking.







Approx Gross Internal Area
67 sq m / 716 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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02920 555 198 llandaff@hern-crabtree.co.uk hern-crabtree.co.uk 8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ

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