

Llanover Road

MICHAELSTON, CARDIFF, CF5 4TL

GUIDE PRICE £99,950

**Hern &
Crabtree**



Llanover Road

No Onward Chain. Ideal First-Time Buy or Investment Opportunity!

This light and spacious two-bedroom first-floor apartment is ideally located close to Culverhouse Cross, offering excellent access to the M4 and A4050, along with convenient public transport links. Positioned in a quiet spot on Llanover Road in Michaelston, the property is just a short distance from a wide range of local amenities, including Tesco Extra, B&Q, and Marks & Spencer at Culverhouse Cross Retail Park.

The accommodation briefly comprises a private entrance with stairs leading to the first floor, a welcoming hallway, and an open-plan kitchen, dining, and living area that creates a sociable and versatile space. There are two bedrooms and a bathroom. The apartment is being offered with no onward chain and will benefit from a brand-new lease upon completion.

This property presents a fantastic opportunity for a first-time buyer or investor, offering a blank canvas ready to be personalised. Internal viewing is highly recommended to appreciate the potential this apartment has to offer.



596.00 sq ft

Entrance

Entered via a communal entrance door. Stairs to the first floor.

Hallway

Radiator. Loft access hatch. Storage cupboard housing combi boiler.

Bedroom One

Double glazed window to the rear. Radiator. Two built in wardrobes.

Bedroom Two

Two double glazed windows to the rear. Radiator.

Bathroom

Bath with shower plumbed over, w/c and wash hand basin. Laminate flooring. Radiator.

Kitchen/Diner

Double glazed windows to the front. Two Radiators. The kitchen is fitted with wall and base units with laminate worksurfaces and tiled splashback. Integrated four ring gas hob and electric oven. Stainless steel sink and drainer. Space and plumbing for washing machine. Space for fridge and freezer. Laminate flooring.

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.

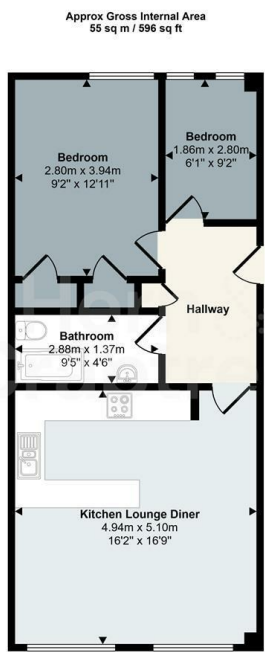
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Additional Information

The property is leasehold with a new lease being set up to 99 years upon completion. Service charge will be approximately £40 per calendar month. Peppercorn Ground Rent.



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



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	78	78
(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

