

# Llanover Road

MICHAELSTON, CARDIFF, CF5 4TL

**GUIDE PRICE £99,950**

**Hern &  
Crabtree**



# Llanover Road

No Chain. A unique opportunity to acquire this light and spacious two bedroom first floor apartment placed within close proximity to Culverhouse Cross. Very much a blank canvas ready for the next occupier to put their own stamp on, this would make a perfect first time buy or investment opportunity.

The accommodation briefly comprises: Entrance with stairs rising to the first floor, Hallway, Open Plan Kitchen/Diner/Sitting Area, Two Bedrooms and a Bathroom. The property will further benefit from a brand new lease upon completion.

Llanover Road is perfectly tucked away in Michaelston and is placed close to Culverhouse Cross which offers excellent M4 and A4050 links to the city centre along with good public transport routes on hand. There is a large retail park nearby including Tesco Extra, B&Q and Marks & Spencer. It is also positioned within walking distance to St Fagans Primary School. Internal viewings are highly recommended!



# 533.00 sq ft

## Communal entrance

Entered via a communal entrance, flat is situated on the first floor.

## Hall

Entered via a wood fire door into hallway, radiator, access to loft space, storage cupboard housing the Baxi combination boiler.

## Lounge/Kitchen

15'10 x 18'7

Two double glazed windows to the front, two radiators. Kitchen has wall and base units, stainless steel sink and drainer, a four ring gas hob with electric oven beneath, plumbing for a washing machine, space for fridge, tiled splashback, laminate floor to the kitchen.

## Bedroom One

8'5 x 10'4

Double glazed window to the rear, radiator.

## Bedroom Two

6'8 x 10'4

Two double glazed window to the rear, radiator.

## Bathroom

7'6 x 6'6 max

Fitted with bath with shower over, w.c and wash hand basin, radiator, laminate floor.

## Outside

Parking to the front on a first come first serve basis.

## Tenure and 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.

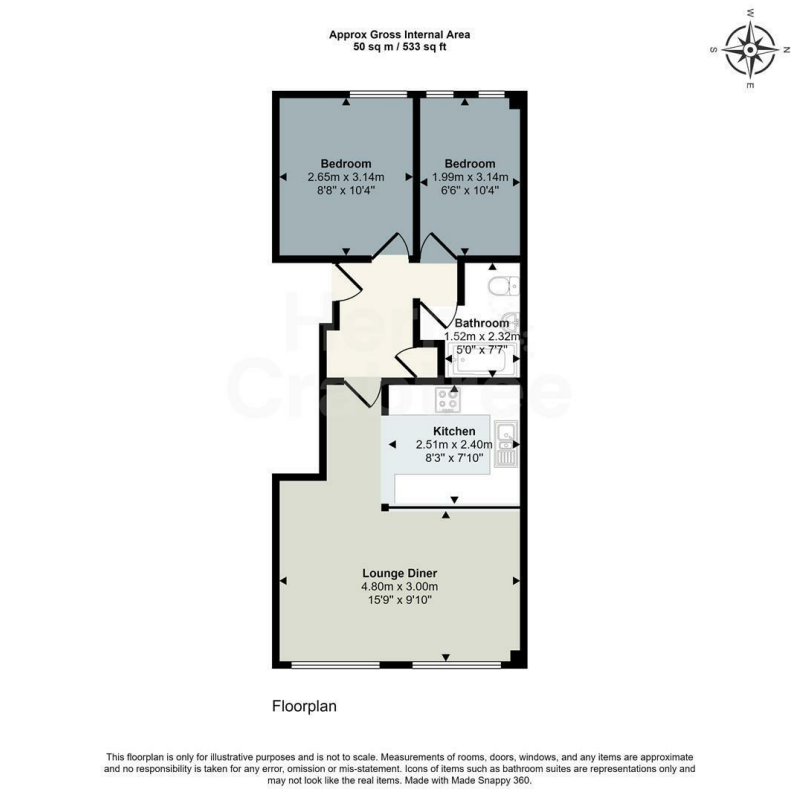
## Disclaimer

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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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 77      | 77                      |
| (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 |

