

# Cardiff Road

LLANDAFF, CARDIFF, CF5 2AW

**GUIDE PRICE £325,000**

**Hern &  
Crabtree**



# Cardiff Road

No Chain. A wonderful and immaculately presented, ground floor retirement apartment with a private patio area, overlooking the communal gardens. This wonderful two bedroom apartment has been well maintained and is perfectly positioned close to the communal lounge and is ready for the next occupier to move straight in.

Cwrt Pegasus is an exclusive, premium development of high-quality retirement homes, that boasts beautiful grounds and an exceptional location. Ideally located to Llandaff's bustling parade of shops, cafes, and restaurants, as well as being a short walk from the Cathedral and Village green. Furthermore, there is a bus stop outside the development with a frequent bus service to the city centre. Apartment No.29 offers a pleasant outlook, a four piece bathroom suite, lovely square lounge with a door straight out onto the patio area, fitted kitchen and a particularly spacious bedroom with built in storage.

The property features a 24-hour security system, lift access to all floors, a dedicated House Manager, guest suites, laundry rooms, communal lounge, garden areas and private parking spaces.



## 725.00 sq ft

### Communal Entrance

Entered via a communal entrance with stairs and lifts to all floors.

### Entrance

Entered via a wood fire door, coved ceiling, storage cupboard, security entry phone, radiator.

### Living Room

Four double glazed windows, double glazed doors out to the patio, coved ceiling, two radiators.  
A communal lounge is available.

### Kitchen

Double glazed window to the side, fitted with wall and base units with worktop over, stainless steel sink and drainer, a four ring electric hob with electric oven, integrated microwave, integrated fridge and freezer.  
Communal laundry room available.

### Bedroom One

Double glazed window to the front, radiator, coved ceiling, built in wardrobes and drawers.

### Bedroom Two

Double glazed window to the front, radiator, coved ceiling, built in wardrobe.

### Bathroom

Fitted with bath with mixer tap and shower attachment, corner shower, w.c and wash hand basin, heated towel rail, tiled walls, laminate floor.

### Outside

Paved area with shrubs and bushes.

### Communal Gardens

### Residents Lounge

There is a communal residents lounge area.

### Additional Information

Emergency pull cords throughout the flats.  
First Port management  
A guest room is available for visitors.

### Tenure and Charges

The property is leasehold with 108 years remaining.  
£5,847.56 per annum service charge

### 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.





Approx Gross Internal Area  
67 sq m / 725 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	80
(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	

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

