

Cardiff Road

LLANDAFF, CARDIFF, CF5 2AW

£235,000

Hern &
Crabtree



Cardiff Road

No Chain. A wonderful and immaculately presented, ground floor retirement apartment with a private patio area and overlooking the communal gardens. This wonderful one 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.



503.00 sq ft

Communal Entrance

Entered via communal entrance, stairs and lift to all floors.

Entrance to Apartment

Entered via wood front door, security entry phone, radiator, coved ceiling, two storage cupboards, one housing the boiler.

Living Room

Double glazed window patio doors to the rear gardens, radiator, fireplace with wooden mantle and hearth.

Kitchen

Double glazed window to the front, wall and base units, stainless steel sink and drainer, a four ring electric hob, integrated oven and microwave, integrated fridge and freezer.

Bedroom

Double glazed window to the rear, radiator, coved ceiling, two built in wardrobes.

Bathroom

Fitted with walk in shower, bath, w.c and wash hand basin, heated towel rail, coved ceiling, tiled walls, laminate flooring.

Parking

Available on site.

Communal Gardens

Residents Lounge

There is a communal residents lounge area.

Tenure and additional Information

We have been advised by the seller that the property is Leasehold with a lease of 125 years from 1.1.2015 . Service charges are £4225.71 per annum and the Ground Rent is £1000 per annum.

Emergency pull cords throughout the flats.

First Port manangement

A guest room is available for visitors.

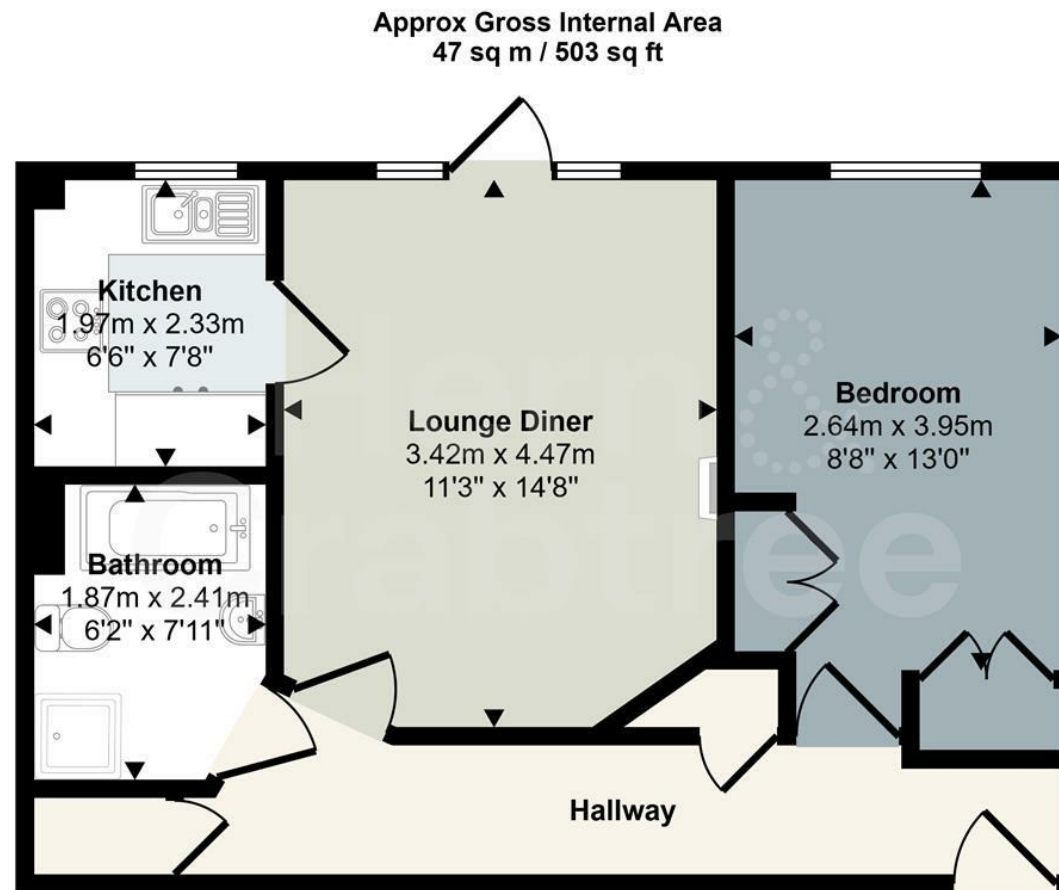
Disclaimer

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.







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		85
(81-91) B		
(69-80) C	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

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

