

Pentland Close

LLANISHEN, CARDIFF, CF14 5BB

GUIDE PRICE £125,000

**Hern &
Crabtree**



Pentland Close

Positioned at the head of a peaceful cul-de-sac in Llanishen, this one-bedroom top-floor apartment offers a smart and well-arranged living space that is perfectly suited to first-time buyers or investors. The open plan kitchen and living area provides a sociable heart to the home, with patio doors opening to a private balcony that captures the light and extends the sense of space. A well-proportioned double bedroom and a sleek shower room complete the accommodation, along with the convenience of allocated parking.

Llanishen has long been regarded as one of Cardiff's most desirable northern suburbs, combining the charm of a village atmosphere with excellent urban connectivity. The area offers a wealth of everyday amenities including independent shops, cafés, and supermarkets, while nearby Heath Park provides expansive green space for walking and leisure. For commuters, the property is well placed with regular bus services, easy access to the A48 and M4, and Llanishen railway station linking directly to Cardiff Central. Local schools enjoy strong reputations and healthcare facilities, including the University Hospital of Wales, are close at hand. With its combination of accessibility, community spirit and green surroundings, Llanishen is an ideal location for both professionals and those seeking a quieter pace of life while remaining within easy reach of the city centre.



Entrance Hall

A welcoming entrance hall with intercom system, electric radiator, and loft access hatch. Doors lead through to the living areas, bedroom, and shower room.

Kitchen / Living Room

An open plan arrangement combining the kitchen and living space. The kitchen is fitted with a range of wall and base units, worktops with a stainless steel sink and drainer, integrated oven with electric hob and cooker hood, and stainless steel splashback. There is plumbing for a washing machine, an integrated fridge freezer, and a breakfast bar for informal dining. The kitchen area has vinyl flooring, while the adjoining living space is carpeted and features an electric radiator. Double glazed patio doors open onto a private balcony.

Balcony

A timber-decked sitting balcony enclosed by railings, with outside light, providing an ideal spot for morning coffee or evening relaxation.

Bedroom

A double bedroom with a double glazed window, built-in storage cupboard housing the hot water immersion tank, and space for wardrobes. An electric radiator completes the room.

Shower Room

Fitted with a double shower enclosure with plumbed shower, WC, wash hand basin set into a vanity unit, fitted mirror, extractor fan, vinyl flooring, and heated towel rail.

Outside

The property benefits from allocated off-street parking. The apartment is located on the top floor of a purpose-built block within a popular residential development.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C.

Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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.

Tenure

Leasehold

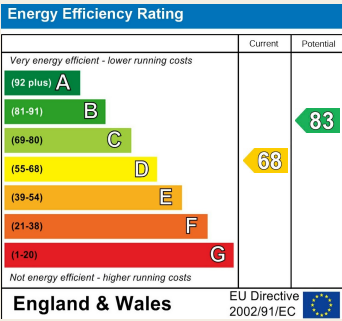
Years remaining = Approximately 107

Ground rent = £150 per annum

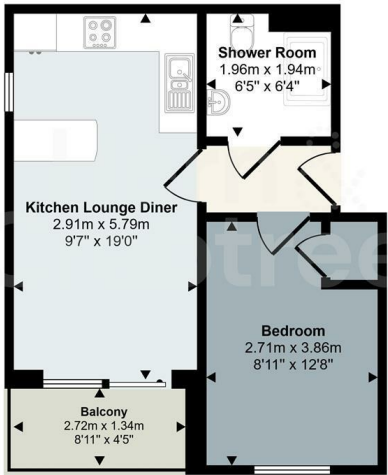
Service Charge = £670 Per 6 Months



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



Approx Gross Internal Area
35 sq m / 372 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.

