

Latteys Close

CARDIFF, CF14 4PZ

GUIDE PRICE £135,000

**Hern &
Crabtree**



Latteys Close

Offered to the market with the significant advantage of no onward chain, this well presented one bedroom first floor apartment occupies a convenient position within Latteys Close, a popular residential setting in the sought-after Heath area of Cardiff.

The apartment is entered via a communal hallway and immediately offers a practical sense of space, with a welcoming entrance hall providing useful storage and access to all principal rooms. The accommodation is thoughtfully arranged and includes a generous living room with an adjoining kitchen area, creating a sociable and comfortable environment for everyday living. Natural light is drawn into the space through windows to both the front and side elevations, while the fitted kitchen provides a range of wall and base units alongside integrated appliances and a concealed combination boiler.

The double bedroom benefits from a double glazed window and built-in storage, providing comfortable accommodation well suited to first-time buyers, professionals, downsizers or investors alike. A well-appointed bathroom completes the accommodation, fitted with a bath and shower over, wash hand basin and WC.

Latteys Close enjoys an excellent location within Heath, one of Cardiff's most established and desirable suburbs. Residents benefit from easy access to Heath Park, the University Hospital of Wales and a wide selection of local shops, cafés and everyday amenities. The area is particularly well connected, with nearby bus routes and railway stations providing straightforward access to Cardiff city centre and beyond. Well-regarded schools, recreational facilities and green open spaces further enhance the appeal of this location, making it a popular choice for purchasers seeking convenience and community in equal measure.



533.00 sq ft

Entrance Hall

Entered via a wooden entrance door from the communal hallway. Radiator. Entry phone system. Large built in storage cupboard housing the fuse box. Access to all accommodation.

Living Room

Double glazed windows to the front and side elevations. Two radiators. Carpet flooring. Open plan to the kitchen area.

Kitchen

Double glazed window to the side elevation. Fitted with a range of wall and base units with laminate work surfaces incorporating a stainless steel sink and drainer. Integrated four ring gas hob with electric oven and grill beneath. Integrated washing machine. Laminate flooring. Cupboard housing the combination boiler.

Bedroom

Double glazed window to the front elevation. Radiator. Built in storage cupboard.

Bathroom

Fitted with a panelled bath with shower over, wash hand basin and WC. Tiled walls. Laminate flooring. Radiator.

External

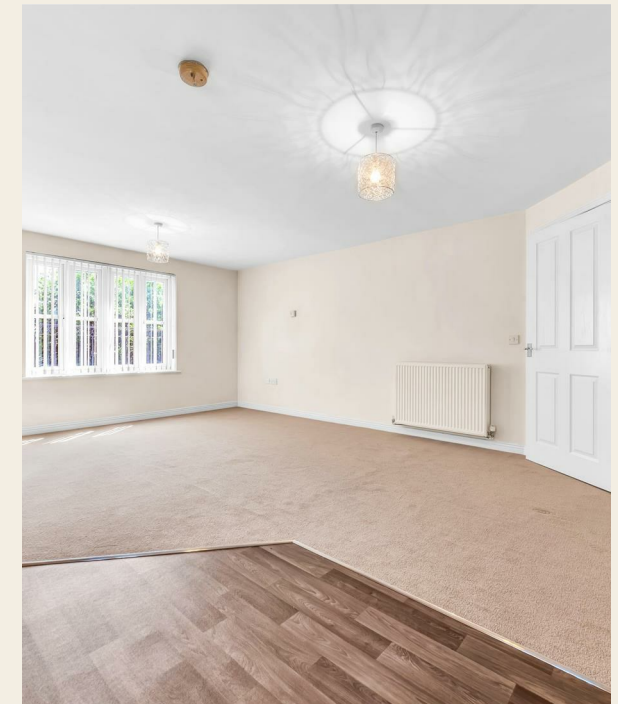
The property is situated within a well maintained residential development with communal access areas and residents' parking available adjacent, subject to any relevant management arrangements.

Disclaimer

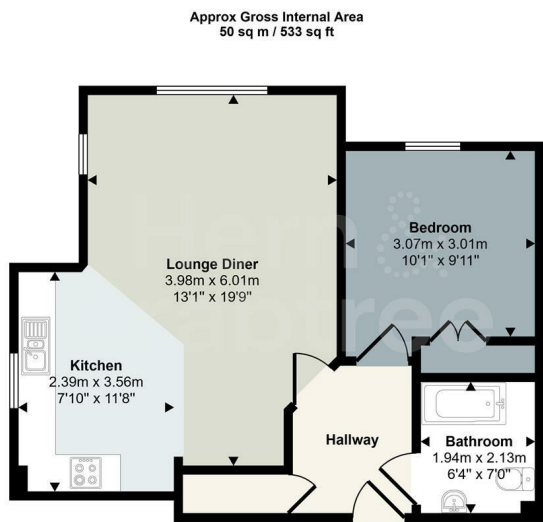
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. 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.



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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	82	82
(69-80) C		
(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

