# Pantbach Road

RHIWBINA, CARDIFF, CF14 1UU

**GUIDE PRICE £212,000**

Hern & Crabtree



# Pantbach Road

Situated within the sought after suburb of Rhiwbina, this beautifully redecorated ground floor apartment offers an exceptional opportunity for those seeking comfortable, low maintenance living in one of Cardiff's most desirable residential locations. Presented with fresh décor throughout and newly fitted carpets, the property is ready to move straight into and is offered with the significant advantage of no onward chain.

The accommodation has been thoughtfully arranged to provide well balanced living space. A welcoming entrance hall leads through to a generous lounge and dining room where large glazed doors allow natural light to flood the room whilst providing direct access onto a private patio, creating a seamless connection between inside and out. The separate fitted kitchen enjoys pleasant natural light and offers an excellent range of storage together with integrated appliances and space for everyday practicality.

There are two well proportioned bedrooms, including a spacious principal bedroom complete with fitted wardrobes and an en suite shower room. A second double bedroom is served by a separate family bathroom, making the apartment equally suited to professionals, downsizers or those looking for comfortable guest accommodation.

The Monico enjoys a particularly convenient position on Pantbach Road, just a short distance from Rhiwbina Village with its independent cafés, restaurants, local shops and everyday amenities. The area is well regarded for its attractive green spaces including nearby Wenallt Woods and Parc y Pentre, whilst excellent transport links include Rhiwbina Railway Station, regular bus services and convenient access to the A470 and M4 motorway. The University Hospital of Wales is also within easy reach. Combining an enviable location, generous accommodation and the convenience of ground floor living with direct patio access, this is a superb apartment that will appeal to a wide range of buyers.
















## Approx 804.00 sq ft

**Council Tax Band: E**

Communal Entrance
Entered via communal entrance, door to the ground floor flat.

Hallway
'Z-shaped' hallway, electric heater, double storage cupboard, airing cupboard housing the hot water tan. Doors leading off to:

Lounge/ Diner
Double glazed window and double glazed door offering light and access to a front garden area with patio. Media points, electric heater and door to the kitchen.

Kitchen
Double glazed window offering natural light, wall and base units with under lights under the wall units. Integrated four ring electric hob with Integrated oven and concealed cooker hood over with tiled splash backs. 1.5 bowl sink and drainer with mixer tap. Integrated, full length 'Neff' dishwasher and a brand new washer/dryer. Integrated fridge freezer and vinyl floor.

Bedroom One
Double glazed window, built in double wardrobe, electric heater, door to en-suite.

En-suite
Shower cubicle, WC, wash hand basin, light with shaver point, wall mounted heater. Half tiled walls, vinyl floor and extractor fan.

Bedroom Two
Double glazed window, electric heater.

Bathroom
Double glazed obscure window, bath, WC, wash hand basin, vinyl floor, half tiled walls, extractor fan and shaver point.

Parking
Allocated parking along with visitor parking on site

Lease Details
Lease details: 999 years from 2005 with approx. 978 years remaining.

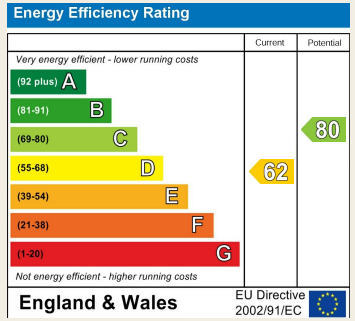
Annual Ground Rent = £150
Service Charge = £200 per month (£2,400 per annum)

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.



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

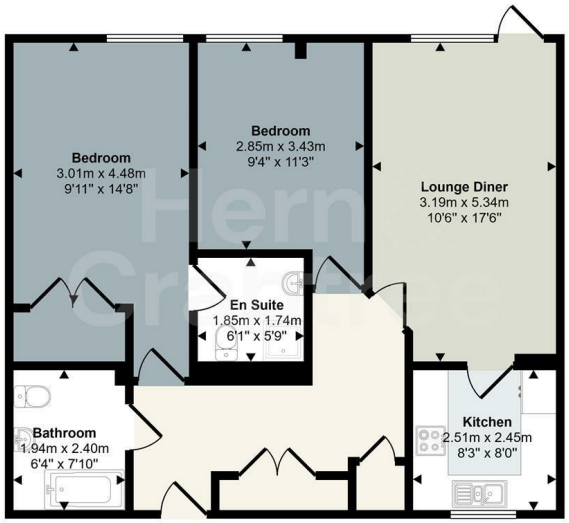








Approx Gross Internal Area
75 sq m / 804 sq ft




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.




Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk hern-crabtree.co.uk 304 Caerphilly Road, Heath, Cardiff, CF14 4NS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.