

Pantbach Road

RHIWBINA, CARDIFF, CF14 1UU

GUIDE PRICE £215,000

**Hern &
Crabtree**



Pantbach Road

No Chain! Located within a well-kept purpose-built development on the historic site of the former Monico cinema, this smart two-bedroom first floor apartment offers an excellent opportunity for first-time buyers, investors, or those looking to downsize. Positioned in a prime spot between Rhiwbina and Whitchurch, the apartment is accessed via a secure communal entrance with lift access, and enjoys a private balcony ideal for a morning coffee or evening glass of wine.

Inside, the property is well-proportioned and neutrally decorated throughout, featuring a spacious open-plan lounge and diner with balcony access, a well-equipped kitchen with integrated appliances, and two double bedrooms including a principal bedroom with ensuite. There's also a family bathroom, excellent storage in the hallway, and allocated parking, plus generous visitor spaces.

The property has been maintained to a high letting standard and benefits from a recently installed metal fuse board and a new hot water immersion tank, giving added peace of mind for investors and owner-occupiers alike. The apartment is leasehold with a long remaining term of 979 years and has been well looked after by the current owner. It has a potential rental income of £1,200 pcm and a yield of approximately 6.2%.

The location offers enviable access to the village feel of Rhiwbina with its independent shops, cafés and parks, while also being close to the amenities of Whitchurch and Heath. Excellent transport links include nearby bus routes, easy access to the A470 and M4, and rail stations at Birchgrove and Rhiwbina providing quick access into Cardiff city centre.

This is a well-rounded and low-maintenance home in a popular residential spot, with no onward chain.



757.00 sq ft

Entrance

Entered via a communal entrance. Lift access to the first floor.

Entrance Hall

Airing cupboard with concealed hot water tank and double wardrobe/storage cupboard.

Lounge/diner

11'2" x 17'8"

Double glazed window and door out to a sitting balcony with wrought iron balustrade and timber deck.

The lounge/diner has media points and electric heater.

Kitchen

7'11" max x 9'2" max

Wall and base units with work tops over. Four ring electric hob. Integrated oven. Cooker hood. Tiled splash back. One and a half bowl stainless steel sink and drainer with mixer taps. Plumbing for washing machine. Integrated 'Neff' full length dish washer. Integrated fridge freezer. Vinyl flooring.

Bedroom One

9'9" x 16'0"

Double glazed window to the front. Radiator. TV point. Built-in wardrobes.

Ensuite

6'1" max x 6'7" max

WC. Wash hand basin. Corner shower with sliding doors. Half tiled walls. Shaver point. Extractor fan.

Bedroom Two

8'9" x 11'6"

Double glazed window. Electric heater. Media point.

Family bathroom

5'10" max x 8'2" max

Bath. WC. Wash hand basin. Obscure window. Half tiled walls. Extractor fan. Wall vented heater. Shaver point. Vinyl floor.

Off Street Parking

On site - One allocated parking space and up to six visitor spaces

Tenure - Leasehold

We have been advised by the vendor that the property is Leasehold - 979 years remaining (999 years from 2005)

Annual Ground Rend £150.000

Service charge £1,800 includes water rates.

Management Company: Absolute Property Management Solutions

Please note these details will need to be confirmed via your solicitor.

ESW1 Form

There is a current ESW1 application in progress but there is not one currently in place for The Monico building. We have been informed by the seller that the Welsh government have written a promise letter to Absolute Management Company confirming that they are underwriting costs associated to ensure the building is to up the ESW1 form standard. (The EWS1 form is an external wall system fire review certificate. It was introduced in December 2019 by the Royal Institution of Chartered Surveyors (RICS) in response to growing concerns after the Grenfell Tower fire, which highlighted risks associated with combustible cladding on high-rise buildings). Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Disclaimer

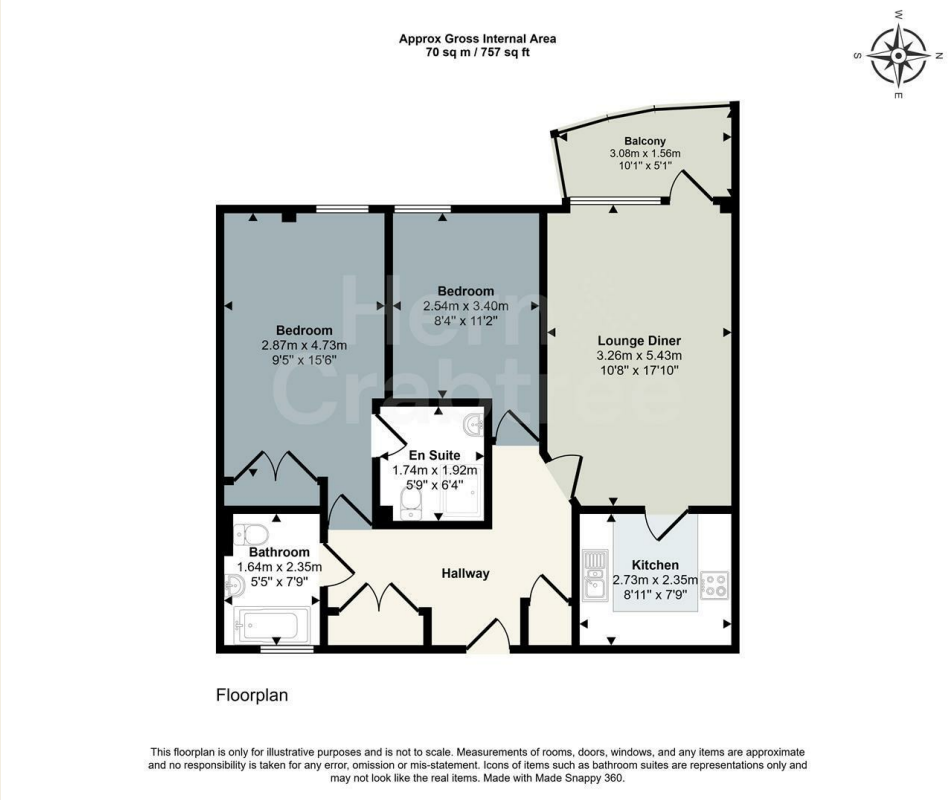
The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified.

Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(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

