

Caer Wenallt

CARDIFF, CF14 7HA

GUIDE PRICE £169,950

**Hern &
Crabtree**



Caer Wenallt

NO CHAIN. Set quietly within the established residential setting of Caer Wenallt, this spacious top floor apartment offers an appealing combination of light, proportion and ease of living. Purpose built and thoughtfully arranged, the property has been carefully maintained and is presented in a condition that allows a purchaser to move straight in, free from the complication of an onward chain.

The accommodation unfolds from a central hallway where generous built in storage immediately sets the tone for practical living. A well sized living room enjoys an open aspect to the front, with broad windows drawing in natural light throughout the day and creating a calm, comfortable space in which to relax or entertain. The kitchen is fitted with clean lined cabinetry and integrated appliances, with a door opening onto a small balcony that offers a welcome connection to the outdoors. Two bedrooms are positioned to the rear of the apartment, both peaceful and well proportioned, while the bathroom is finished with contemporary tiling and fittings, complemented by a heated towel rail and natural light.

Lisnagarvey Court sits within easy reach of some of north Cardiff's most desirable amenities. The nearby villages of Rhiwbina and Whitchurch provide a wide range of independent shops, cafés and restaurants, alongside everyday conveniences and medical services. Excellent transport links place the city centre within straightforward reach by road, bus or rail, while the A470 and M4 offer swift access to wider South Wales and beyond. Green spaces are close at hand, including Hailey Park and Forest Farm, both popular for walking and outdoor recreation. The area is also well regarded for its local schools, making it attractive to a broad range of buyers seeking a balanced Cardiff lifestyle.

This is a refined and well located apartment that will appeal to those looking for space, simplicity and a quietly confident setting in one of the city's most established neighbourhoods.



642.00 sq ft

Communal Entrance
Stairs to top floor

Entrance Hall

The property is entered via door into a welcoming central hallway with coved ceiling. There is a large storage cupboard providing excellent practical space, ideal for coats, household items and general storage.

Living Room / Dining

A generously sized living room forming the heart of the home, with two sets of double glazed windows to the front elevation which create a bright and airy feel. The room comfortably accommodates both seating and dining areas and benefits from two radiators.

Kitchen

The kitchen is fitted with a range of wall and base units with laminate work surfaces, tiled walls and tiled flooring. There is an integrated four ring electric hob with electric oven and grill beneath, stainless steel sink and drainer, and space and plumbing for a washing machine. A double glazed window to the side provides natural light, while a glazed patio style door opens onto a small balcony.

Balcony

Accessed from the kitchen, the balcony is of concrete construction with iron railings and enjoys an open outlook across neighbouring properties, offering a useful outdoor space for fresh air.

Bedroom One

A well proportioned double bedroom positioned to the rear of the building, enjoying double glazed windows, a radiator and a built in storage cupboard. The room is quietly set away from the main living space and offers ample room for bedroom furniture.

Bedroom Two

A comfortable second bedroom, also overlooking the rear, with double glazed windows, radiator and a further built in storage cupboard. This room would suit use as a guest bedroom, home office or dressing room.

Bathroom

The bathroom is fitted with a modern white suite comprising bath with integrated shower, wash hand basin and WC. There are fully tiled walls and floor, a heated towel rail and a double glazed obscure window to the rear allowing natural light while maintaining privacy.

Outside

Communal Space

Tenure

Leasehold - Currently 71 years remaining so the lease will be extended upon completion by the owners

Service and Maintenance = £75 pcm to increase to £95 pcm as of July 2026

Disclaimer

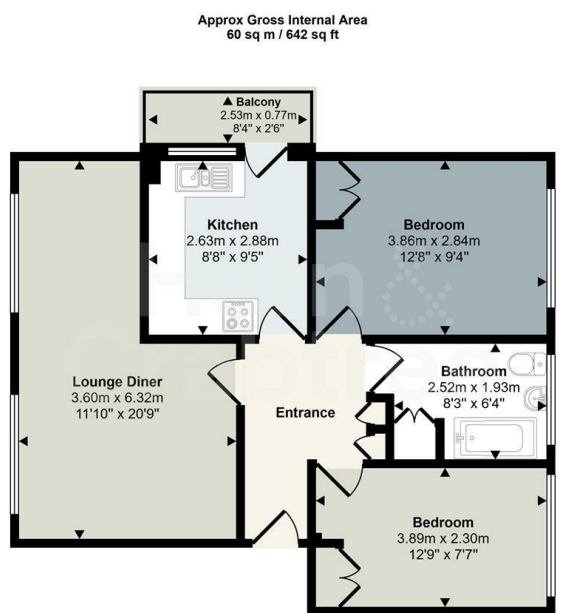
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Please note: Buyers are required to pay a non

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	75
England & Wales		
EU Directive 2002/91/EC		



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