



2 Youghal Close,  
Pontprennau, Cardiff  
CF23 8RN

Asking Price £165,000  
Room  
2 Bedrooms

Tenure - Leasehold

Floor Area - 0.00 sq ft

Current EPC Rating - C69

Potential EPC Rating - C75

A super modern two bedroom ground floor apartment with allocated parking on this small private development. Located conveniently within 1.5km of M4 motorway and 1km from retail parks which include Costa Coffee, Waitrose, Asda and Pure Gym. The apartment has recently had new carpets and is presented well. Electric heating.

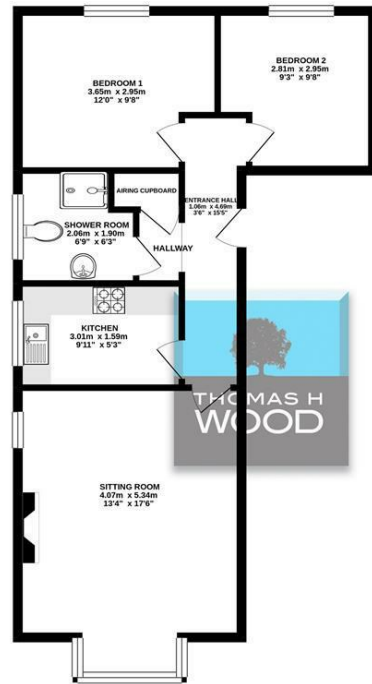
#### DESCRIPTION

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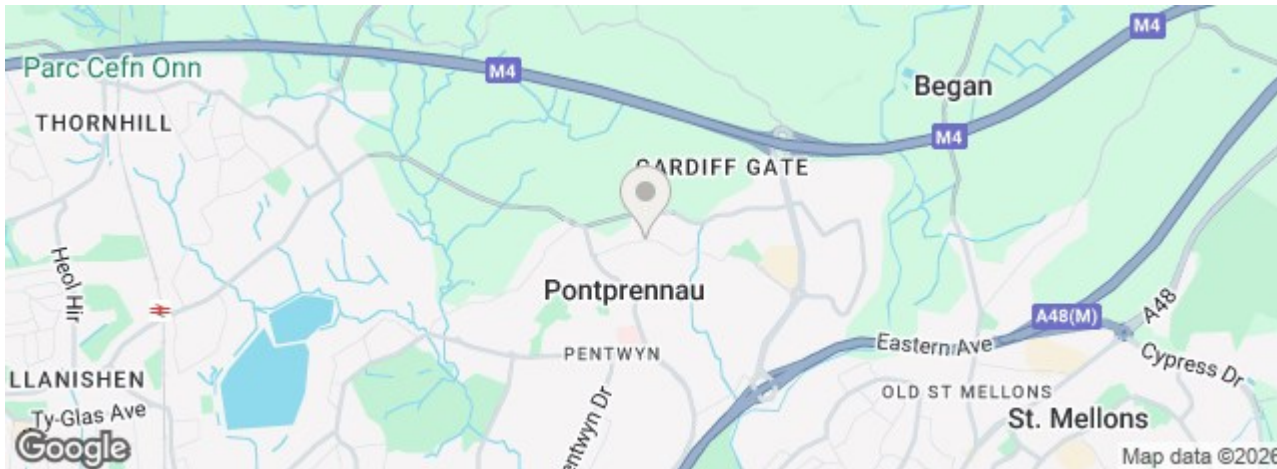


GROUND FLOOR



GROUND FLOOR APARTMENT

TOTAL FLOOR AREA - 55.7 sq.m. (599 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of flats, window, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.  
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CONTACT

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