



Youghal Close,
Pontprennau, Cardiff,
CF23 8RN



Asking Price
£165,000

2 Bedrooms
Apartment

Offered for sale with no onward chain is this well-presented ground floor apartment, conveniently positioned within a well-maintained development benefiting from a security entry system and allocated off-road parking.

The accommodation includes a generous lounge, fitted kitchen, two bedrooms and a bathroom, making the property well suited to first-time buyers, downsizers or investment purchasers. Externally, residents enjoy access to communal gardens and an allocated parking space.

The property is ideally located close to the excellent public transport links, highly regarded schools and the excellent local amenities.



ENTRANCE HALL

Accessed via a well-maintained communal hallway, with laminate flooring, entry phone system, electric storage heater and airing cupboard housing the hot water cylinder with shelving.

LOUNGE - FRONT ASPECT

17'5" x 13'7"

A spacious living room with laminate flooring, feature fireplace with electric fire, front bay window and additional side window, providing excellent natural light.

KITCHEN - SIDE ASPECT

9'8" x 5'2"

Fitted with a range of white wall and base units with marble-effect work surfaces and tiled splashbacks, electric hob with extractor over, single electric oven, and space for a fridge and washing machine.



Features

- GROUND FLOOR APARTMENT
- OFF-ROAD ALLOCATED PARKING
- SECURITY ENTRY SYSTEM
- SPACIOUS LOUNGE
- FITTED KITCHEN
- COMMUNAL GARDENS
- CLOSE TO THE EXCELLENT PUBLIC TRANSPORT LINKS
- CLOSE TO HIGHLY REGARDED SCHOOLS
- CLOSE TO LOCAL AMENITIES
- NO ONWARD CHAIN

BEDROOM ONE - REAR ASPECT

11'11" x 9'8"

A well-proportioned double bedroom with rear-facing window and electric storage heater.

BEDROOM TWO - REAR ASPECT

9'7" x 9'2"

A further bedroom with rear aspect window, suitable as a second bedroom or home office.



BATHROOM - SIDE ASPECT

6'11" x 6'1"

Fitted with a white suite comprising bath with shower attachment, low-level WC and wash hand basin set within a vanity unit, with extractor fan, shaver point and side-facing window.

OUTSIDE

COMMUNAL GARDENS

Well-maintained communal gardens with mature shrubs.

PARKING

Allocated off-road parking space.

TENURE

Leasehold: 132 years remaining

Service Charge: TBC

Ground Rent: TBC

COUNCIL TAX

Band D



2 BEDROOMS



1 BATHROOMS



1 RECEPTION ROOMS

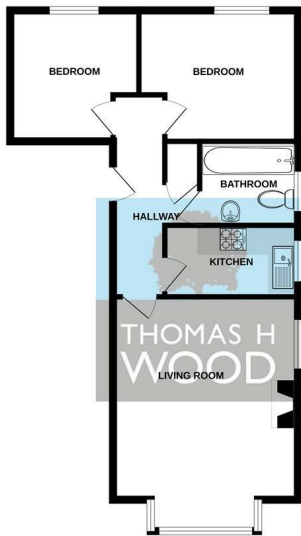


ENERGY RATING: C

Information

- Tenure: Leasehold
- Council Tax Band: D
- Floor Area: 572.70 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C





TOTAL FLOOR AREA : 53.2 sq.m. (573 sq.ft) approx.
Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, floor and any other data, are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and materials shown have not been tested and no guarantee as to their quality or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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	



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