

Asking Price
£148,500

Station Road,
Llandaff North, Cardiff,
CF14 2HA

THOMAS H WOOD

1 Bedrooms
Flat - First Floor

A beautifully presented and spacious one bedroom flat occupying a popular position in the heart of Llandaff North. This is an ideal first time buy or investment opportunity with a renewed lease and low service charge. The property offers well proportioned accommodation comprising entrance hall, separate kitchen, generous lounge, double bedroom and bathroom. Further benefits include communal lawned gardens and off road parking. Ideally located close to local amenities, transport links, Hailey Park and the Taff Trail. Viewings are highly recommended.



ENTRANCE HALL
Via communal hallway to first floor. Doors leading to the kitchen, bathroom and bedroom. and useful cupboard with shelving.

KITCHEN
10'5" x 8'2"
Fitted with a stainless steel sink and drainer with mixer taps, wood effect work surfaces and a range of white storage cupboards and drawers. Space for washing machine and cooker with wall mounted combination boiler and UPVC double glazed window to side.

LOUNGE
12'7" x 11'10"
A bright and spacious reception room with carpeted floor, painted walls, UPVC double glazed window, radiator and power points.

BEDROOM
10'7" x 8'2"
A good size bedroom, with carpeted floor painted walls painted feature wall UPVC window side radiator



Features

- POPULAR LLANDAFF NORTH LOCATION
- SPACIOUS ONE BEDROOM FLAT
- COMMUNAL GARDEN
- OFF ROAD PARKING
- IDEAL FIRST TIME BUY OR INVESTMENT
- CLOSE TO HAILEY PARK AND TAFF TRAIL
- LOW SERVICE CHARGE
- RENEWED LEASE

BATHROOM
6'10" x 7'9"
Fitted with a wash hand basin, WC and panelled bath with shower over. Tiled splashbacks, UPVC double glazed window to side and radiator.

OUTSIDE

FRONT
Communal off road parking.

REAR
Communal lawned garden with washing lines.

TENURE
LEASEHOLD Terms of Lease 189 year from 1984 - 147 years Remaining
SERVICE CHARGE - Approx £470 p.a.
GROUND RENT - Approx £100 p.a.

COUNCIL TAX
Band B

Information

- Tenure: Leasehold
- Council Tax Band: B
- Floor Area: 457.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C









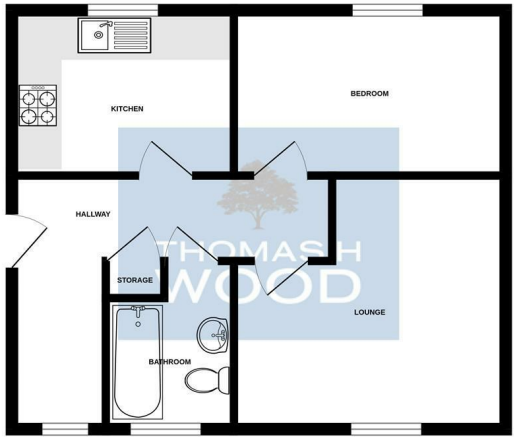
1 BEDROOMS

1 BATHROOMS

1 RECEPTION ROOMS

ENERGY RATING: C

GROUND FLOOR
42.4 sq.m. (457 sq.ft.) approx.



TOTAL FLOOR AREA : 42.4 sq.m. (457 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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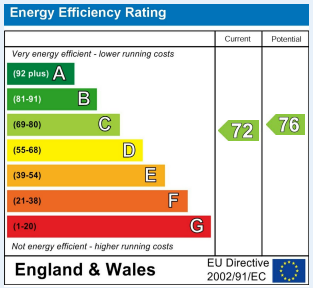
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements







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