



1B Blossie Road,
Llandaff North, Cardiff
CF14 2JB



Asking Price £165,000
Flat/Apartment
1 Bedrooms

Tenure - Leasehold -

Share of Freehold

Floor Area - 569.00 sq ft

Current EPC Rating - C70

Potential EPC Rating - C77

An exciting opportunity to purchase this one bedroom ground floor flat, ideally located on Blossie Road, in the popular village of Llandaff North. The property is now vacated, offered for sale with a share of the freehold and to be sold with no onward chain. Within walking distance to the villages of Llandaff North and Whitchurch, the picturesque Taff Trail and train station. The property briefly comprises, communal hallway, double Bedroom, lounge/diner, kitchen and bathroom. For further details on the property condition, share of freehold of communal garden arrangements, please email sales@thomashwood.com Viewings are recommended to appreciate this ideal first time to buy or investment property.

BEDROOM

3.44m x 4.42m (11'3" x 14'6")

Overlooking the front aspect with carpets floor, painted walls and smooth walls. UPVC window and radiator panel.

LOUNGE

3.56m x 4.00m (11'8" x 13'1")

With laminate floor, painted walls with picture rail and smooth ceiling. Fitted Welsh dresser and open fire and surround. Under stair cupboard and UPVC window.

KITCHEN

2.68m x 2.16m (8'9" x 7'1")

With a range of wall and base units with complimentary work surfaces over. Inset stainless steel sink and drainer. Space for fridge freezer. UPVC window to side aspect.

BATHROOM

1.70m x 1.74m (5'6" x 5'8")

A three-piece suite with low level WC, pedestal wash hand basin and bath with electric shower over. Tiled walls and floor. UPVC window to rear. Radiator panel.

UTILITY

0.88m x 1.74m (2'10" x 5'8")

With space and plumbing for washing machine with work

surfaces over. Wall mounted combination boiler. Door to shared rear garden.

OUTSIDE

On road parking to the front.

Shared rear garden with the 1st floor.

TENURE

Shared of Freehold with 167 years remaining on lease. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band B



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