



CONTACT

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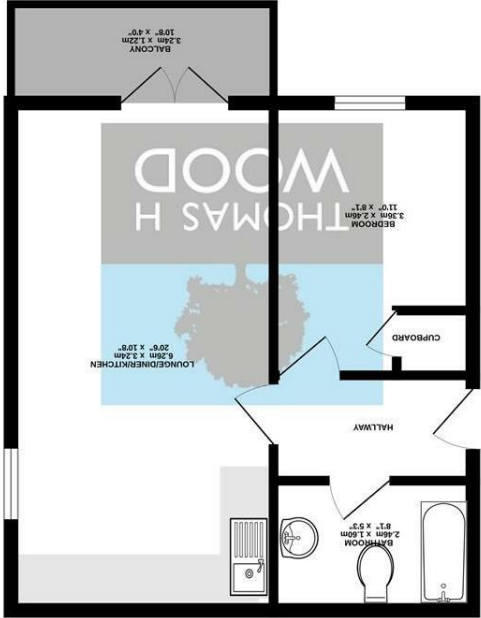
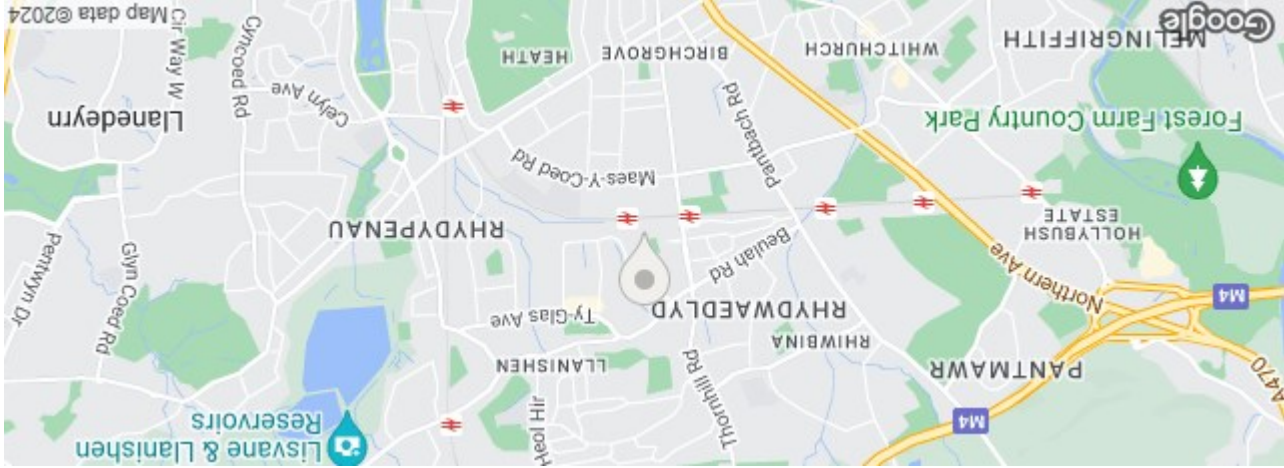
TELEPHONE

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WEBSITE

www.thomashwood.com

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



ONE BEDROOM
TOTAL FLOOR AREA: 35.7 sq.m. (384 sq.ft.) approx.
Please note: Figures have been made to comply with the minimum standards of detail, which are not intended to be used as a guide to the actual dimensions of the property. The actual dimensions of the property may vary. The actual dimensions of the property may vary. The actual dimensions of the property may vary.



16 Pentland Close,
Llanishen, Cardiff
CF14 5BB

Asking Price £134,950
Flat/Apartment
1 Bedrooms

Tenure - Leasehold

Floor Area - 384.00 sq ft

Current EPC Rating - C72

Potential EPC Rating - B84

An immaculate and beautifully presented, one double bedroom third floor apartment, ideally located Pentland Close in Llanishen. The current owners have maintained the property to a very high standard and is offered for sale in excellent order throughout. Benefiting from new carpets, modern decoration and a south facing balcony. Situated within a quiet development and close to the excellent public transport links and the shops and amenities of Llanishen Village. The property briefly comprises, entrance hall with security entry phone, a double bedroom, bathroom, open plan living area and kitchen with access to the balcony. Viewings are recommended. NO ONWARD CHAIN.

ENTRANCE

Via communal, secured entrance with stairs rising to the third floor.

ENTRANCE HALL

Entered via hardwood front door with spy hole, leading hallway and doors to all rooms. Loft access for storage.

BEDROOM

4.04m x 2.74m (13'3" x 8'11")

A good size double bedroom with carpeted floor, painted walls, smooth ceiling. TV point. Door to storage cupboard housing hot water tank and space for storage. Electric wall heater. Double glazed window to front.

BATHROOM

2.00m x 2.00m (6'6" x 6'6")

A modern three piece suite, comprising of bath with shower over, low level W.C. and wash hand basin with storage below. White towel ladder. Vinyl flooring. Part tiled walls. Large mirror wall.

Continuation of hallway, leading to:

OPEN PLAN KITCHEN/LIVING AREA

5.81m x 2.99m (19'0" x 9'9")

KITCHEN

Fitted with a range of wall and base units with contrasting worksurfaces incorporating stainless steel sink unit with mixer tap and electric oven and hob with extractor fan and glass splash backs. Fridge and freezer and washing machine. Double glazed window to the side aspect. Vinyl flooring. Spotlights to ceiling.

LIVING AREA

With carpeted floor, painted walls and smooth ceiling. Ample space for sofas and table and chairs. Double glazed patio doors leading to south facing balcony with outside light. Tv point and telephone line. Electric wall heater.

OUTSIDE

Spacious south facing balcony with outside light. Allocated parking space.

TENURE

Leasehold - Terms of Lease 109 years remaining.

Service Charge - £1,125 p.a.

Ground Rent - £150.00 p.a.

COUNCIL TAX

Band C



