

# CROFTS DAVIES & CO

*Estate Agency, Lettings and Property Management*

*Tel: 02920766755 Email: [property@croftsdavies.co.uk](mailto:property@croftsdavies.co.uk) [www.croftsdavies.co.uk](http://www.croftsdavies.co.uk)  
259 Heathwood Road, Llanishen, Cardiff, CF14 4HS*



## **8 PARK END COURT, PARK END LANE, CARDIFF. CF23 6JA**

Modern, Easily Maintained, First Floor Two Bedroom Maisonette situated in a quiet, well-regarded development within minutes of Rhydypenau Shops and Roath Park. Other facilities include Cardiff High School & Rhydypenau Junior, both within easy walking distance and Cardiff City Centre, approximately three miles away is readily accessed by bus routes from nearby Llandennis Road or by rail from Heath Halt – a short walk.

The property, a two bedroom, first floor maisonette, is part of a purpose built block constructed of brick under tiled roofs and has the benefit of gas central heating via a combination boiler together with upvc double glazing. The flats are set in their own maintained grounds and have dedicated parking. The accommodation is well proportioned, benefits from ample storage space and briefly comprises:

Ground Floor Hallway, First floor Landing, Lounge with Balcony, Fitted Kitchen, Two Bedrooms and Bathroom with separate shower cabinet.

**FIRST FLOOR, TWO BEDROOM FLAT**

**VIEWING BY APPOINTMENT, NO CHAIN**

**PRICE GUIDE: £239,950**

**ACCOMMODATION:** Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated

**PORCH:** Hardwood front door to:

**HALL:** Staircase to first floor with newel post, handrail & balustrading, fuse box and a fitted light.

**LANDING:** Large built in cupboard. Panelled doors to all rooms and an intercom to the front door. Coving, fitted light and access hatch to loft space.

**MAIN LOUNGE: (20'10 x 12'11)** Double glazed upvc sliding doors to the balcony, upvc window to front and one to side, double radiator, built in cupboard, coving, two pendant lights.

**KITCHEN: (8'5 x 9'0)** Double glazed Upvc window to rear with fitted roller blind, range of fitted units comprising, cupboards, drawers and work surfaces, built-in sink unit with mixer tap, built in four ring gas hob with an extractor above and oven under, radiator, fully tiled walls, wall mounted gas boiler to serve heating and hot water, space for washing machine and fridge freezer, coving and ceiling light.

**FRONT BEDROOM ONE: (14'0 x 10'8)** Double glazed Upvc windows to front with fitted blinds and curtain poles above, radiator, built in over-stairs airing cupboard with a panelled door, small radiator and slatted shelving, built in double wardrobe with sliding floor to ceiling doors, hanging rail and shelving. Coving & pendant light.

**REAR BEDROOM TWO: (13'4 x 10'7)** Double glazed Upvc window to the rear, fitted vertical blind, curtain pole above, radiator under, built in wardrobe with sliding doors and hanging rail, pendant light, panelled door.

**BATHROOM: (8'4 x 6'11)** Double glazed frosted Upvc window to rear. Suite in grey comprising: Panelled bath, separate shower cabinet with electric shower, wash hand basin, low flush close coupled w.c. fully tiled walls, Radiator, tiled floor and ceiling light.

**EXTERIOR:** Maintained gardens to surround and car park with dedicated space for number 8.

Council Tax Band: E

EPC Rating: C

**TENURE:** We understand the tenure to be Leasehold for 999 ys from 1<sup>ST</sup> Feb 2011 But you should have this checked by your own legal adviser.

**SERVICE CHARGE:** £700 PER ANNUM.

**NB:** There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling some distance to view the property.

**VIEWING:** By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.

**Web-site:** Details of this and other properties can be found on our website: [www.croftsanddavies.co.uk](http://www.croftsanddavies.co.uk)

GROUND FLOOR

FIRST FLOOR



