



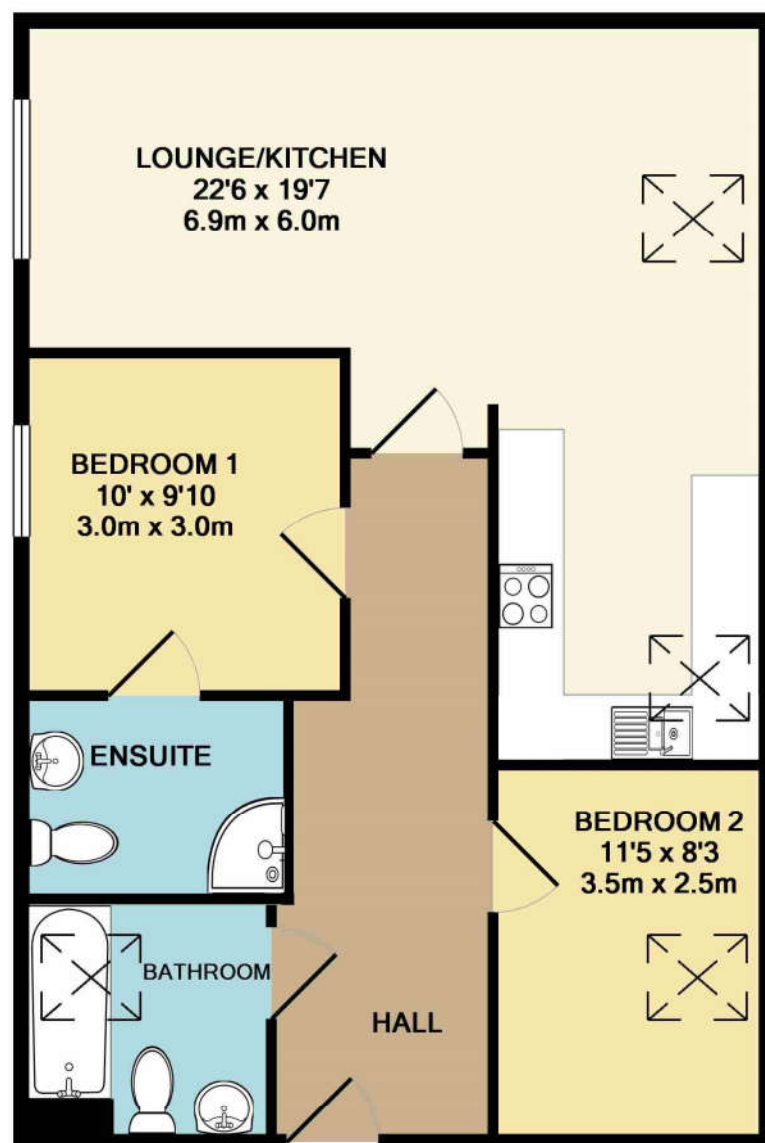
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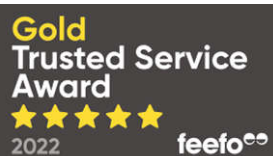
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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A bright, modern purpose built second (top) floor apartment on a gated site, set in a convenient location within a short walk of Roath Park Lake and Heath High & Low Level Train Stations. Communal entrance hall with video entrance system, entrance hall, 22ft impressive lounge/fitted kitchen with a full range of built-in appliances, two double bedrooms, master en suite shower room and a family bathroom. uPVC double glazed throughout, gas central heating with a Combi boiler. Well maintained and communal grounds, one allocated parking space, plus visitors parking.
EPC Rating: B

Price: £199,950



Communal Hall

Approached via a telephone entry security door, communal staircase to the second floor landing with security fire door giving access to the apartment.

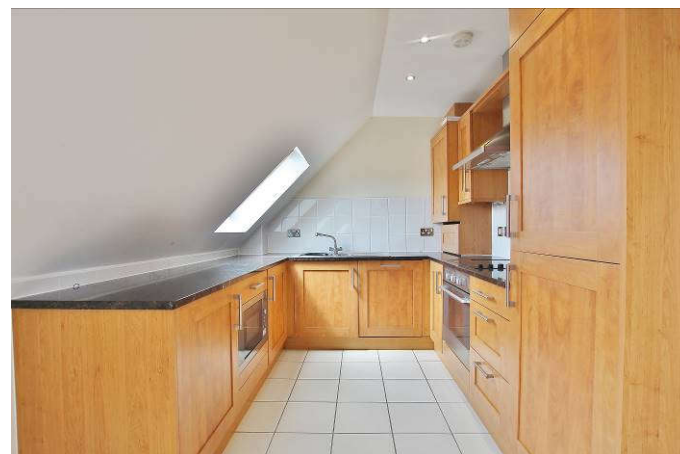
Entrance Hall

Long hallway giving access to all the accommodation with quality internal doors and chrome door furniture, telephone video entry system.



Lounge/Kitchen 22' 6" (6.86m) x 19' 7" (5.97m) overall, into sloping ceiling

Velux window to front with integrated blind, dormer tilt-and-turn window to rear, two panel radiators, TV and telephone points, combination TV/Sat telephone point, space for dining table and chairs, opening into the kitchen.



Kitchen Area

Further Velux window to front, oak style kitchen appointed along three sides, comprising of cushion close eye-level units and base units, with drawers and granite worktops over, stylish brushed chrome handles, inset one-and-a-half bowl sink with waste disposal and mixer tap, ceramic wall tiling to work surface surrounds, 4-burner electric hob with re-circulating fan above and oven below, integrated dishwasher, integral fridge and freezer, built-in microwave oven, integrated washer/dryer, ceramic flooring tiling to kitchen area, stylish ceiling spotlights, wall mounted 'Worcester' combination gas central heating boiler concealed behind a matching kitchen unit, under pelmet lighting.



Bedroom 1 10' 0" (3.05m) x 9' 10" (3m) into sloping ceiling

Double glazed dormer window, double radiator, telephone point, TV point, door to . . .



En Suite

Quadrant shower with thermostatic controls, concealed pipe work and fixed shower head, ceramic wall tiling, decorative border, ceiling spotlights, close coupled push button WC, pedestal wash hand basin, electric shaver point, ceramic floor tiling, heated chrome towel rail.



Bedroom 2 11' 5" (3.48m) x 8' 3" (2.51m) into sloping ceiling

Double glazed Velux window to front with integrated blind, telephone point, radiator.



Bathroom

Modern white suite comprising panelled bath with stylish shower mixer tap and glazed shower screen with stylish wall tiling and decorative border, close couple push button WC, pedestal wash hand basin with tiled splashback, vanity wall mirror, shaver point, ceramic wall tiling, stylish ceiling spotlights, full height chrome heated towel rail.

Tenure:

Leasehold. Term: 250 years from 1st January 2009 (approximately 236 years remaining).

Ground Rent

£200 per annum (Vendors solicitor to confirm)

Current Maintenance Charge:

Annual service charge of £2019.61, paid in monthly instalments (Vendors solicitor to confirm).

Viewers Material Information:

1) Prospective viewers should view the Cardiff Adopted Local Development Plan 2006-2026 (LDP) and employ their own Professionals to make enquiries with Cardiff County Council Planning Department (www.cardiff.gov.uk) before making any transactional decision.

2) Transparency of Fees Regulations: We do not receive any referral fees/commissions from any of the Providers we recommend, apart from The Mortgage Advice Bureau, where we may receive a referral fee (amount dependent on the loan advance and product) from this Provider for recommending a borrower to them. This has no detrimental effect on the terms on any mortgage offered.

Ref: ML/CYS220309

Council Tax Band: E (2022)

Viewing strictly by prior appointment.

All statements contained in the particulars are not to be relied on as representations of fact. All representations contained in the particulars are based on details supplied by the Vendor.