



Glenwood, Llanedeyrn Cardiff CF23 6UW

welcome to

Glenwood, Llanedeyrn Cardiff

CASH BUYERS ONLY! Ground-floor flat in Llanedeyrn with elevated views, close to shops, schools, bus routes and great links to Cardiff City Centre and the A48/M4. Includes a bright lounge, fitted kitchen, double bedroom and shower room and garage.
Ideal first-time buy or investment.

Communal Entrance

Via door into:

Communal Hallway

Stairs rising to the flat.

Entrance

Via door into:

Hall

Laminate flooring and doors providing access to:

Reception/Dining Area

17' 3" x 10' (5.26m x 3.05m)

Double glazed French doors to rear aspect, electric radiator, laminate flooring and gas fire.

Kitchen

11' 5" x 6' (3.48m x 1.83m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine, tumble dryer and fridge/freezer, cooker hood, tiled splashback, powerpoints and double glazed window to rear aspect.

Bedroom

14' 8" x 9' (4.47m x 2.74m)

Double glazed window to rear aspect, electric radiator, laminate flooring, powerpoints and two built in wardrobes.

Bathroom

Fitted with a three piece suit comprising walk in electric shower, WC, wash hand basin, tiled walls, vinyl flooring and double glazed obscure window to rear aspect.

Outside

Communal Parking

Garage

Leasehold Information

The vendor has advised of the below:

Length of Lease: Approx. 43 years left

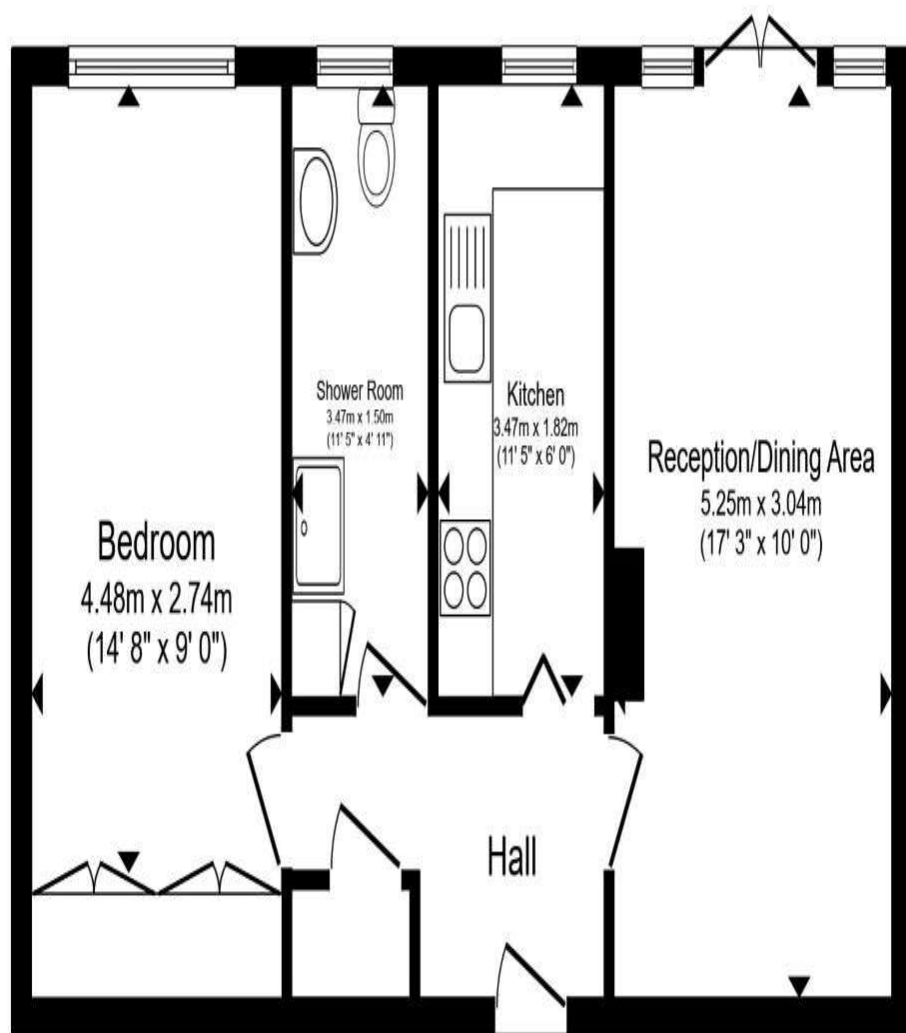
Service Charge: Approx. £

Current Annual Buildings Insurance Premium:

Approx. £

Estate Agents Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Total floor area 65.3 m² (703 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Glenwood,
Llanedeyrn Cardiff

- Ground Floor Flat
- Double Bedroom
- Reception/Dining Area
- Fitted Kitchen
- Shower Room

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£120,000



view this property online allenandharris.co.uk/Property/ROA114977



Property Ref:
ROA114977 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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