



40 CLOS Y GADWYN  
CARDIFF CF5 2FB

ASKING PRICE OF  
**£245,000**



## APARTMENT



**2**



**1**



**1**



**1**

**\*\* TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT \*\*** An exceptionally spacious and beautifully presented first floor apartment in the popular modern development built by Lewis Homes in 2022, being a short distance from amenities and transport links. Large entrance hallway with storage cupboard, spacious lounge/kitchen and diner with integrated appliances. Two double bedrooms and a modern family bathroom with shower over bath. Gas central heating. Double glazed windows. Parking space to front. EPC Rating: B

#### LOCATION

A popular residential suburb that is well served by its amenities. These include a local shopping precinct, doctors and dentist surgeries, a child's play area, a public house, within walking distance of a train station and convenient bus routes as well as a short distance from cycle routes, the Taff Trail & Radyr Woods.

#### COMMUNAL ENTRANCE

With video intercom to all apartments. Carpeted stairways to all floors.

#### FIRST FLOOR

##### ENTRANCE HALLWAY

17' 11" x 5' 4" (5.48m x 1.63m)

Approached via a woodgrain effect entrance door leading to the exceptionally spacious entrance hallway. Large built in double cupboard. Two windows overlooking the entrance. Laminate flooring. Continuing into the inner hallway with doors to all rooms. Radiator. Video intercom to front.

##### LOUNGE/ KITCHEN AND DINER

18' 0" x 14' 2" (5.51m x 4.33m)

An excellent sized open plan lounge and kitchen with windows to front and side. Kitchen well appointed along two sides in light matte finish fronts beneath woodgrain effect laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset five ring gas hob with cooker hood above. Integrated oven. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Ample space for family seating and dining. Laminate flooring. Concealed combi gas central heating boiler. Radiator.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: C**

**FLOOR AREA APPROX: 744 SQ.FT.**

**VIEWING: STRICTLY BY APPOINTMENT**

##### BEDROOM ONE

14' 3" x 10' 6" (4.35m x 3.21m)

With windows to two aspects, an excellent sized primary bedroom. Radiator.

##### BEDROOM TWO

10' 8" x 10' 3" (3.26m x 3.13m)

With window overlooking close to y Gadwyn, an excellent sized second double bedroom. Radiator.

##### FAMILY BATHROOM

6' 1" x 6' 1" (1.87m x 1.87m)

Modern white suite comprising low level wc, vanity wash basin with storage below, panelled bath with 'Mira' twin head chrome shower above. Wall tiling to splash back areas. Extractor fan. Electric shaver point. Chrome heated towel rail.

##### OUTSIDE

Paved pathways and borders of plants and shrubs. Covered bin store.

##### PARKING

Parking space to front and visitors parking spaces.

##### ADDITIONAL INFORMATION

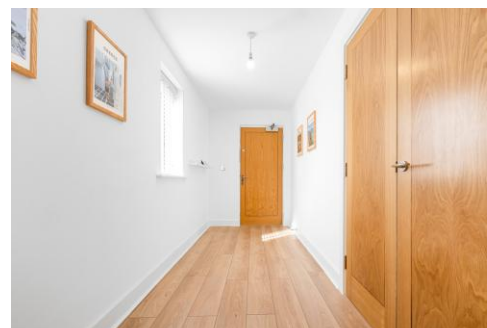
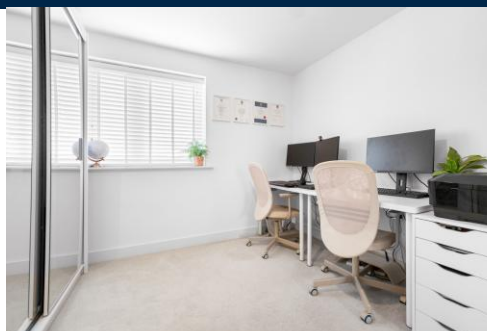
Tenure: Leasehold - 999 years from 2022 (996 remaining)

Service charge: £78.82 per month.



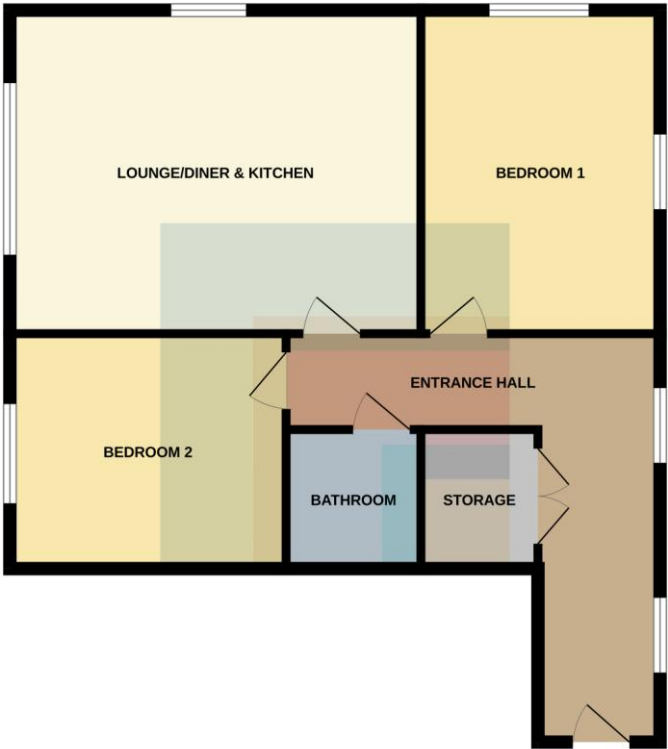


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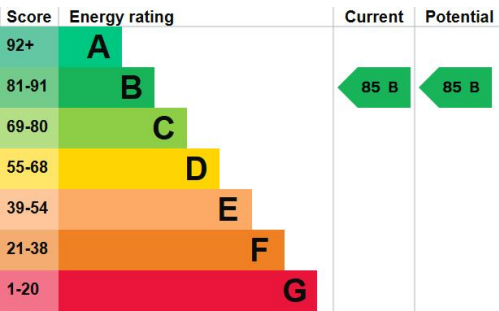


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FIRST FLOOR  
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan 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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