

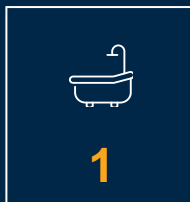


**DANESCOURT WAY**  
**DANESCOURT**  
**CARDIFF CF5 2SF**

ASKING PRICE OF  
**£120,000**



**GROUND FLOOR RETIREMENT  
FLAT**



**\*\* GROUND FLOOR RETIREMENT FLAT \*\***  
**SHOWER ROOM \*\*** A well presented one bedroom retirement apartment in the popular location of Llandaff. Communal entrance hallway with residents lounge. To the ground floor is the apartment entrance hallway, lounge/diner, spacious double bedroom with fitted wardrobes and a separate bathroom with assisted bath and electric shower. French doors opening onto delightful communal gardens and South facing patio area. Parking. Gas central heating. No chain. EPC Rating: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: B**

**FLOOR AREA APPROX: 447 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

Llandaff is a popular and sought after residential suburb conveniently located for schools. The high street offers shops, cafes, public houses, restaurants and banks, including a commuter railway station and a frequent bus service to and from the City Centre.

#### COMMUNAL ENTRANCE

Entered via communal front door via telecom system. Hallway leading to communal lounge, laundry room, bin store and ground floor apartment. Door to outside.

#### HALLWAY

Doors to lounge/diner, bedroom, bathroom and airing cupboard housing wall mounted electric boiler. Radiator. New quality laminate flooring.

#### LOUNGE/DINER

17' 10" x 10' 2" (5.46m x 3.11m)  
uPVC double glazed window and door to South Facing rear patio and communal garden. Two radiators. Feature electric fireplace. New quality laminate flooring. Opening to kitchen.

#### KITCHEN

7' 10" x 4' 11" (2.40 m x 1.52m)  
The kitchen is fitted with base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Fitted electric oven and hob with extractor hood over. Space for fridge/freezer. Tiled splash backs.

#### BEDROOM ONE

13' 9" x 9' 1" (4.20m x 2.77m)  
uPVC double glazed window to rear. Fitted wardrobes to one wall. Radiator.

#### BATHROOM

6' 8" x 4' 9" (2.04m x 1.47m)  
Vanity enclosed wash hand basin, low level WC and disability assisted bath with electric shower over. Electric towel rail. Tiled walls and flooring. Extractor fan.

#### OUTSIDE

#### REAR PATIO

A south facing paved patio opening out to communal garden with shrub and hedge borders.

#### PARKING

Parking is on a first come, first serve basis.

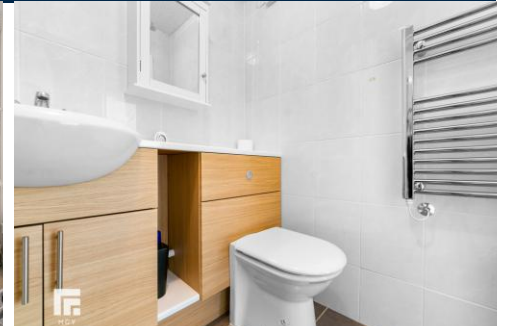
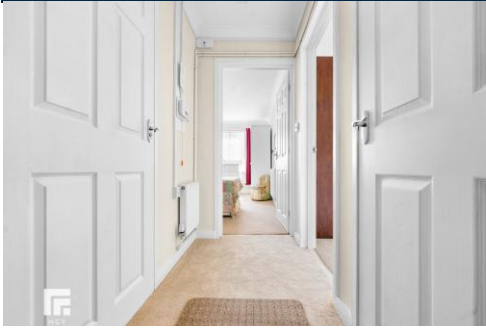
#### ADDITIONAL INFORMATION

999 year lease. Service charge £237 per month.



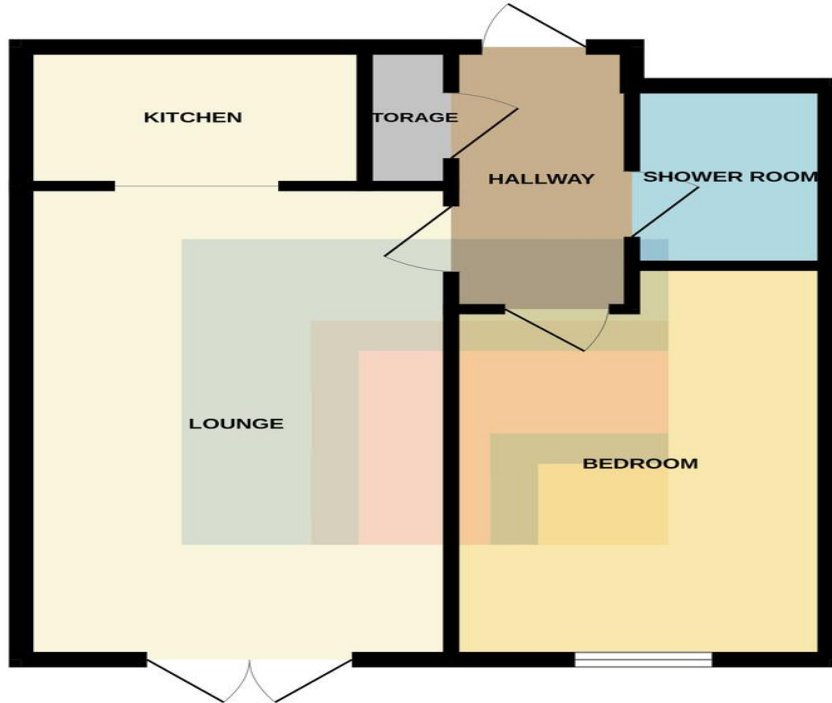


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GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 447 sq.ft. (41.5 sq.m.) approx.

Whilst 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**RADYR 029 2084 2124**

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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