



3 RESTWAYS, DANESCOURT WAY
DANESCOURT
CARDIFF CF5 2SF

ASKING PRICE OF
£120,000



**GROUND FLOOR RETIREMENT
FLAT**



1



1



1



1

**** 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, kitchen, lounge/diner, spacious double bedroom with built in wardrobes and a separate bathroom with assisted bath and electric shower. French doors opening onto delightful communal gardens and South facing patio area. Parking. No chain. EPC Rating: C

TENURE: LEASEHOLD

COUNCIL TAX BAND: B

FLOOR AREA APPROX: 453 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

Entrance hallway with large storage cupboard housing hot water cylinder. Doors to all rooms.

LOUNGE/DINER

17' 9" x 10' 5" (5.43m x 3.18m)
A good sized lounge with French door opening into the well maintained, rear communal garden. Tilted uPVC window to rear. Storage heater. Electric fireplace with mantelpiece and hearth. Folding door leading into kitchen

KITCHEN

7' 9" x 4' 11" (2.38m x 1.50m)
Appointed along three sides, modern cream high gloss eye and low level cupboards beneath laminate worktops, stainless steel sink with chrome mixer tap and drainer, integrated oven, four ring ceramic hob with extractor hood, space for fridge freezer and tiled flooring.

BATHROOM

6' 3" x 4' 9" (1.92m x 1.46m)
Cream suite; low level WC, wash hand basin with twin taps and vanity, adapted step in shower with electric shower. Wall light and shaving point. Extractor fan. Heated towel rail.

BEDROOM

13' 8" x 9' 0" (4.17m x 2.75m)
A spacious double bedroom with built in wardrobe. Tilt uPVC window to rear.

OUTSIDE

REAR GARDEN

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

PARKING

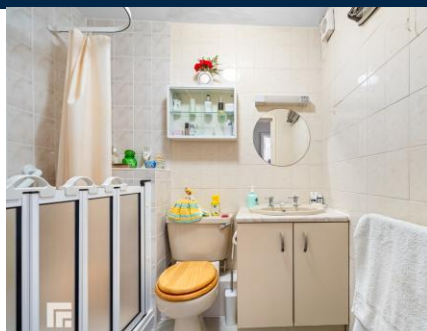
Parking is on a first come, first serve basis.

ADDITIONAL INFORMATION

999 year lease. Service charge £237 per month

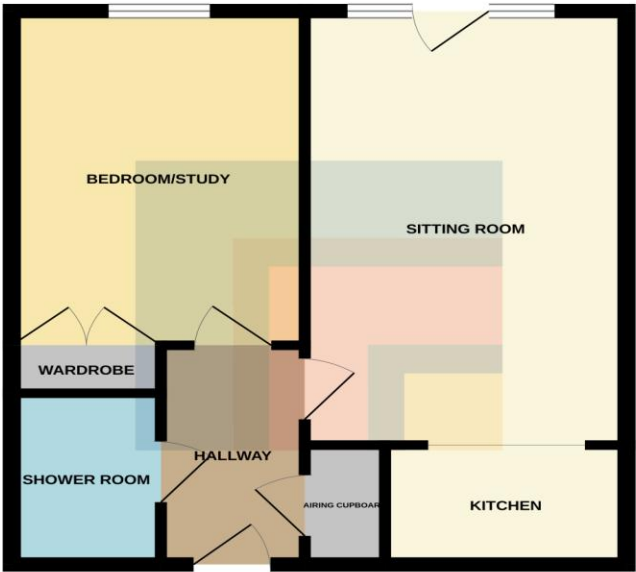


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GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 453 sq.ft. (42.1 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 operation or efficiency can be given.
Made with Metropix G2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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