

FOR SALE | Guide Price £150,000 | Pentwyn Court, Heol Pentwyn, Cardiff CF14 7BY

A MODERNISED GROUND FLOOR APARTMENT ON THE OUTSKIRTS OF WHITCHURCH VILLAGE AND WITHIN CLOSE PROXIMITY TO PUBLIC TRANSPORT LINKS, THE TAFF TRAIL AND ACCESS ROADS FOR THE A470 & M4 MOTORWAY. INTERNAL VIEWING ADVISED,



CHAMBERS

EST. 1992

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Description

Chambers Estate Agents have been instructed to offer for sale this well appointed ground floor apartment located off Heol Pentwyn, Whitchurch.

The accommodation, which has been cosmetically upgraded by the current owners, briefly comprises communal entrance hall, entrance hall, open plan living room/fitted kitchen with breakfast bar, two bedrooms and a contemporary bathroom suite. The property further benefits from gas central heating via combination boiler, Upvc double glazing, residents parking and a garage. The communal gardens are well kept and the property benefits from overlooking the gardens from the lounge and main bedroom.

Pentwyn Court is located off Heol Pentwyn and is a short walk from public transport links with a main bus route located on Pantmawr Road and the closest train station located at the bottom of Park Crescent. The Taff Trail can be found off Park Road and there is easy access to the link roads for the A470 & M4 Motorway.

This property would make an ideal first time purchase, a buy-to-let investment and would even suit those looking to downsize.

Internal viewing is highly recommended.

Additional Information:

Tenure: Leasehold. Approximately 155 years remaining on the lease.

Ground Rent: Peppercorn Ground Rent.

Service Charge: £1,265.00 per annum.

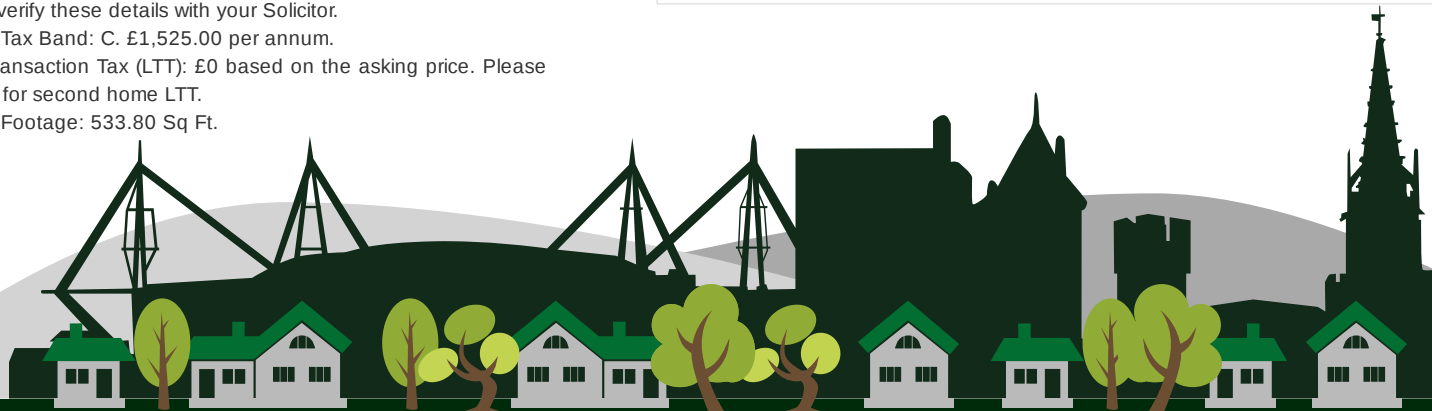
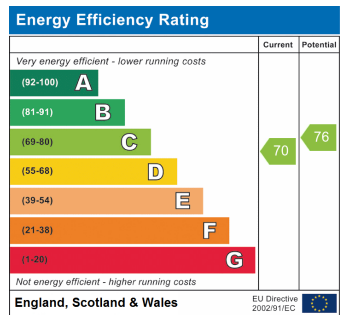
Buildings Insurance: £370.42 per annum.

Please verify these details with your Solicitor.

Council Tax Band: C. £1,525.00 per annum.

Land Transaction Tax (LTT): £0 based on the asking price. Please enquire for second home LTT.

Square Footage: 533.80 Sq Ft.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.