



Taff Embankment, Grangetown, Cardiff. CF11 7BQ

- 1-BED 1st FLOOR FLAT with PRIVATE ENTRANCE
- SPACIOUS LIVING/DINING ROOM
- DOUBLE BEDROOM
- FITTED KITCHEN
- BATHROOM SUITE
- GATED FRONT PRIVATE GARDEN
- ENCLOSED REAR COMMUNAL GARDEN
- uPVC D/G WINDOWS
- GAS C/H BOILER
- TENURE: LEASEHOLD 88 YEARS APPROX.



PROPERTY DESCRIPTION

*** Guide Price: £115,000 to £125,000 *** MR HOMES are pleased to Offer FOR SALE this Well Presented 1-Bedroom 1st Floor Flat Flat.

1-BED FIRST FLOOR FLAT - PRIVATE ENTRANCE - SPACIOUS LIVING/DING ROOM - PLENTY OF STORAGE - FITTED KITCHEN - DOUBLE BEDROOM - ENCLOSED FRONT PRIVATE GARDEN - ENCLOSED REAR COMMUNAL GARDEN with WATER VIEWS OF THE RIVER TAFF - NEAR TO CARDIFF BAY & THE SPORTS VILLAGE - TAFF TRAIL RUNS BEHIND THE FLATS - COMMUNAL PARKING SPACES TO FRONT - GROUND RENT = £10 PER YEAR - SERVICE CHARGES = £462.00 -

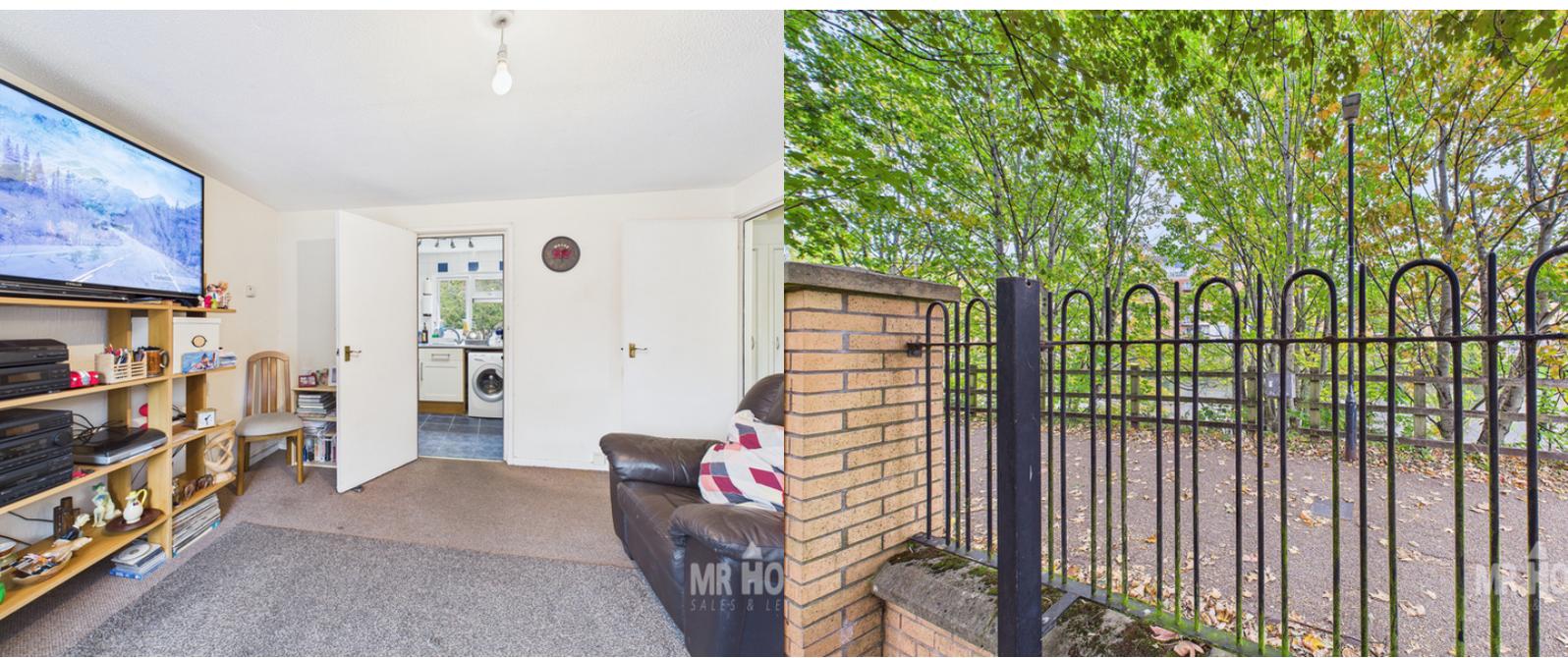
TENURE: LEASEHOLD 88 YEARS APPROX.

EPC Rating = D...Council Tax Band = B.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT

MR HOMES: 02920 204 555

WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

SUMMARY

The property briefly comprises; Private Entrance via uPVC Door into the Entrance Hall, Staircase up to the 1st Floor Landing, Doors to; Storage/Boiler Cupboard, Airing Cupboard & Another Storage Cupboard, Living/Dining Room, Fitted Kitchen, Double Bedroom with a Large Fitted Cupboard, Enclosed Front Private Garden which is Low-Maintenance, Door to an Outside Storage Shed, The Rear Communal Garden is Laid to Lawn and has Water Views of the River Taff. To the Front of the Flat are Communal Parking Bays. The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Glow.Worm Micron Central Heating Boiler. EARLY VIEWING IS VERY HIGHLY RECOMMENDED.360 VR Tour Link > <https://tour.giraffe360.com/taffembankment266ap>

Entrance Hallway

Entered Via Composite Door On Ground Floor, Fitted Carpet, uPVC D/g Window To Front, Wall Mounted Electric Fuse Box, Staircase To First Floor Landing.

First Floor Landing

Fitted Carpet, Hatch To Insulated Loft, Door To Storage Cupboard With Fixed Shelving, Door To Airing Cupboard Housing With A Hot Water Tank And Slat Shelving, Door To Larger Storage Cupboard With Fixed Shelving And Housing Glow.Worm Micron Central Heating Boiler.

Living Room/Dining Room

Fitted Carpet, 2 x uPVC D/g Windows To Front, 2 x Double Panel Radiators, Door To Kitchen.

Kitchen

Tiled Floor, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashbacks Up To Ceiling Around The Kitchen Units And Worktops, Electric 4 Ring Hob With Extractor Hood Over, Electric Oven, Stainless Steel Sink And Drainer With Mixer Tap Over, Plumbed For Washing Machine, Space For Tall Fridge/Freezer, uPVC D/g Window To Rear (Not Overlooked And With A View Of River Taff), Double Panel Radiator.

Bedroom (Double)

Fitted Carpet, uPVC D/g Window To Front, Single Panel Radiator, Fitted Storage Cupboard With Hanging Rail.

Bathroom

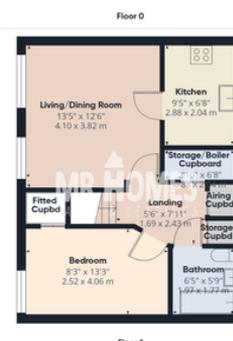
Tiled Floor, Panel Bath With Electric Shower Over, Low-Level W.c., Wash Hand Basin With Hot And Cold Taps Over, uPVC Obscure D/g Window To Rear, Fully Tiled Walls, Single Panel Radiator.

Front Garden - Private

Enclosed Front Garden, Patio Slabs, Enclosed With Wrought Iron Fencing.

Communal Rear Garden

Communal Rear Garden, Laid To Lawn, Garden Is North-East Facing.



MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: Allocated.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (62)

Annual Service Charge: £462.00

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

4G excellent data and voice, 5G great

Construction Type

Floor: (other premises below)

Roof: Pitched, 100 mm loft insulation

Walls: Timber frame, as built, insulated (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in 60% of fixed outlets

