

# Cwrt Pegasus

Cardiff Road, Llandaff, Cardiff  
CF5 2AW



- Ground Floor Apartment
- Two Double Bedrooms

- Lounge/Diner
- Fitted Kitchen

- Four Piece Bathroom Suite
- Communal Gardens &

No Chain! An excellent and well presented two double bedroom ground floor apartment with communal gardens set in this exclusive development of Cwrt Pegasus. The property is situated in the heart of Llandaff village close to a variety of cafés and shops which include, post office, optician and doctors. Offering plenty of natural light the property briefly comprises: Entrance Hall, Lounge/Diner, Fitted Kitchen, Two Double Bedrooms with fitted wardrobes and a fitted four piece Bathroom suite. There is a communal lounge with doors lead out to a patio area and also communal lawns that have been beautifully landscaped for enjoyment. This modern built warden control apartment is ideal for those 55 and over looking to downsize There are communal guest facilities along with secure off street parking spaces.

### Entrance

Entered via communal entrance door into entrance hall. Two storage cupboards and airing cupboard housing the hot water tank and shelving. Electric heater.

### Lounge/Diner 27'4" max into bay x 11'1" (8.33m max into bay x 3.38m)

Double glazed sash bay window to the front aspect. Coved ceiling. Wall lights. Feature fireplace with electric fire, stone surround and hearth. Two electric heaters.

### Kitchen 6'5" x 6'9" (1.96m x 2.06m)

Double glazed sash window to the front. Wall and base units with complimentary worktops over. Stainless steel sink and drainer with swan neck mixer tap. Four ring electric hob and electric oven. Integrated fridge and freezer. Tiled splash backs. Luxury vinyl floor.

### Bedroom One 9'10" max x 15'11" (3.00m max x 4.85m)

Double glazed sash window to the front. Electric heater. Built in double wardrobe.

### Bedroom Two 9'2" max x 15'2" max (2.79m max x 4.62m max)

Double glazed sash window to the front. Electric heater. Fitted Wardrobe.

### Bathroom

Bath with mixer tap, separate shower cubicle with electric shower. Vanity wash hand basin with mirror vanity unit. Low level w/c. Shaver point. Electric heater. Heated towel rail. Fully tiled.

### OUTSIDE

#### Communal Area

Communal gardens with mature trees and shrubs. Communal patio sitting area.



### Additional Information/ Tenure Leasehold (Leasehold)

Warden control with electric pull cords in most rooms.

We have been advised by the vendor that the property is Leasehold.

125 years from 2009.

We have been informed that the half yearly charges are £1,677 with ground rent of £500 PA Water Rates included in this.

use of washing and drying facilities as part of the service charge The last service charge was 1917.60. charges.