

Cwrt Pegasus

Cardiff Road, Llandaff, Cardiff CF5 2AW

- No Chain!
- Top Floor Retirement Apartment
- Two Large Bedrooms
- Lounge & Diner
- Four Piece Bathroom Suite
- Lift Access
- Communal Gardens & Lounge
- Off Street Parking

£289,950

www.hern-crabtree.co.uk



No Chain! A large two double bedroom top 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 with plenty of Storage, Generous 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.

Communal Entrance

Communal entrance. Stairs and lift to all floors.

Apartment Entrance Hall

Electric heater. Built in storage cupboard. Airing cupboard housing hot water tank.

Lounge / Diner 23'4" max 19'3" (7.11m max 5.87m)

Double glazed windows to the front. Media point. Electric heater. Storage into the eaves. Storage into recess. Door to kitchen.

Kitchen 6'5" max x 7'7" max (1.96m max x 2.31m max)

Fitted kitchen with a selection of wall and base units with work tops over. Four ring electric hot point hob and cooker hood over. Tiled splash backs. Stainless steel sink and drainer with mixer tap. Integrated Oven, Microwave and fridge freezer. Vinyl flooring. Natural light sun tunnel.

Bedroom One 13'1" max 26' max (3.99m max 7.92m max)

Double glazed window to the front and side. Electric heater. Two built in double wardrobes. Media points. Loft access hatch.

Bedroom Two 9'3" x 13'11" expanding to 15'2" into bay (2.82m x 4.24m expanding to 4.62m into bay)

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

Bathroom 8'2" x 6'5" (2.49m x 1.96m)

Four piece bathroom suite with panelled bath with fitted grab rail and mixer tap and shower head attachment off the mixer tap.



Corner shower, w/c and vanity wash hand basin. Wall mounted mirror. Shaver point. Electric heated towel rail and additional wall mounted fan. Fully tiled walls. Vinyl flooring.

Communal Gardens

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

Tenure

We have been advised by the seller of the following information:-
LEASEHOLD 125 years from 2008. .
SERVICE CHARGE£3835.20 per annum includes buildings insurance,

water and sewerage charges, window cleaning externally, garden maintenance, lift, reserve fund, heating and lighting of communal parts, house manager.

Ground Rent £499.00 per annum

