

26 Penhill Close

Llandaff, Cardiff CF5 1EA



- No Chain!
- First Floor Apartment

- Two Double Bedrooms
- Lounge/Diner

- Modern Fitted Kitchen
- Cul De Sac Location

A light and spacious two double bedroom first floor apartment located in this quiet cul de sac on the cusp of Llandaff and Pontcanna. This property would make a fantastic first time buy or investment!

The accommodation briefly comprises: Entrance Hall with Large Storage Cupboard, Lounge/Diner, Fitted Kitchen, Two Double Bedrooms and a Bathroom. The property also benefits from parking spaces on a first come first serve basis.

Conveniently located in this popular and pleasant cul de sac, just off Pencisely Road. The apartment has easy access to Llandaf Fields and the heart of Pontcanna with its bars,

Entrance

Entered via communal entrance with stairs to the first floor.

Hallway

Entered via wood front door, security entry phone, power points, airing cupboard housing the hot water cylinder and additional storage cupboard with hanging rail and shelving, doors to all rooms.

Lounge 15'06 x 12'08 (4.72m x 3.86m)

Double glazed window to the rear, wall mounted electric storage heater, power points, TV point, space for table and chairs.

Kitchen 9'06 max x 8'09 max (2.90m max x 2.67m max)

Fitted with wall and base units with work tops over, four ring electric hob with extractor hood above and electric oven beneath, single bowl stainless steel sink and drainer with mixer tap, space for fridge/freezer, space for washing machine, breakfast bar, part tiled walls, power points, double glazed window to the front.

Bedroom One 9'06 x 12'08 (2.90m x 3.86m)

Double glazed window to the rear, electric storage heater, power points.

Bedroom Two 9'10 x 7'02 (3.00m x 2.18m)

Double glazed window to the front, electric storage heater.

Bathroom 5'06 x 7'07 (1.68m x 2.31m)

Fitted with a three piece suite in white comprising panelled bath with electric shower over, low level w.c and wash hand



basin with mixer tap, electric heater, part tiled walls, tiled flooring, double obscure glazed window to the front.

Tenure

The property is leasehold. We have been advised that there are 87 years remaining on the lease.

Terms and charges to be confirmed by vendor.