

Latteys Close

Cardiff CF14 4PZ

- Top floor
- Two double bedrooms
- Retirement apartment
- Open plan lounge/ diner
- Secure, gated private parking
- Lift to all floors
- Enclosed communal gardens
- EPC - C

Guide price £135,000

www.hern-crabtree.co.uk



A two bedroom top floor retirement apartment located in the popular development of Birch Court. This modern purpose-built development is conveniently located in the Heath area offering easy access to local amenities, a short walk to the doctors and pharmacy, a supermarket within walking distance and great transport links to the City Centre and Heath Hospital.

With accommodation comprising of: private entrance, open plan Lounge/diner, two double bedrooms, shower room. Externally the property benefits from allocated parking as well visitor parking.

Offered to the market with NO ONWARD CHAIN! Viewings are highly recommended and can be arranged by contacting our Heath office on 02920 620202.

Communal Entrance

Security front door, entrance foyer with Managers office and door to communal lounge and well equipped laundry room. Hallway leading to apartments with guest suite accommodation, access to lifts and stairs,

Entrance

Accessed via a solid wood front door into hallway area including laid to fitted carpet, electric heater, exceptionally large storage room, two smaller storage/airing cupboards, doors leading to;

Lounge

Laid to fitted carpet, electric heater, PVCu double glazed window to rear, arch way leading into;

Kitchen 7'09 x 9'00 (2.36m x 2.74m)

Fitted with matching wall and floor level units and drawers, work surface areas, inset sink and drainer, tiled splash backs, integrated high level electric oven, space and plumbing for dishwasher or washing machine, space for under-counter fridge, inset four ring ceramic hob with extractor fan over, vinyl flooring and PVCu double glazed window to rear.

Bedroom One 14'03 x 9'03 (4.34m x 2.82m)

Master, laid to fitted carpet, electric heater, fitted wardrobes and PVCu double glazed window to rear.

Bedroom Two

Laid to fitted carpet, electric heater, fitted wardrobes and PVCu



double glazed window to rear.

Shower room

Fitted with a three piece suite comprising of low level W/C, corner shower cubical unit, wash hand basin, half tiled walls, vinyl flooring, heated towel rail and extractor fan.

Outside

There is access to the private communal gardens from the spacious furnished communal lounge.

Tenure

We are advised that the property is Leasehold with a 125 year term from December 2005.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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