

Hern &
Crabtree

Latteys Close

Cardiff CF14 4PZ

Offers in excess of £90,000

www.hern-crabtree.co.uk



AVAILABLE NOW A WELL PRESENTED SECOND FLOOR DOUBLE BEDROOM APARTMENT IN THE SELECT GATED BIRCH COURT RETIREMENT DEVELOPMENT. The apartments are set in lovely communal landscaped gardens with ample parking for residents and visitors. The accommodation comprises private hallway, Lounge, Dining Room, kitchen, double bedroom and bathroom room. The property also benefits from double glazing, storage heaters, safety pull cords in the apartment. Birch Court also offers a lovely communal lounge and gardens, laundry room, on site manager and a friendly welcoming environment. VIEWING RECOMMENDED

Entrance Hall

Loft access. Fitted carpet. Security intercom. Emergency pull cord. Storage cupboard. Airing cupboard. Doors to all rooms.

Lounge/diner 19'8" x 10'6" max (5.99m x 3.20m max)

Upvc double glazed window to side aspect. Electric heater. Coved ceiling. Fitted carpet. Squared off arch leads through to the kitchen.

Kitchen 7'9" x 7'5" (2.36m x 2.26m)

Upvc double glazed window to rear aspect. Fitted with a matching range of base and eye level units. Sink unit with mixer taps and drainer. Built in eye level electric oven. Built in four ring ceramic hob with extractor hood over. Space and plumbing for dishwasher. Space for under counter fridge. Electric wall heater.

Bedroom 16'8" max x 8'6" (5.08m max x 2.59m)

Upvc double glazed window to side aspect. Electric wall mounted heater. Fitted carpet. Built in wardrobes. Emergency pull cord.

Bathroom

Three piece suite comprising bath with fitted shower, glass screen, pedestal wash hand basin, close coupled WC, partly tiled walls, wall mounted electric heater, extractor fan and emergency pull cord.

On Site Facilities

Laundry room. Communal room. Concierge. Electric gates. Overnight room where friends and family can stay.

Outside

There are communal gardens which are well manicured with a lovely lawn and patio area. Parking.



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