

18 Lisnagarvey Court, Caer Wenallt

Cardiff CF14 7HA

- Top floor flat
- Two Bedrooms
- Open plan Lounge/diner
- Modern Kitchen
- Balcony
- Great views
- Convenient Location
- EPC - to follow

Guide price £149,950

www.hern-crabtree.co.uk



A top floor flat with great views, offering easy access to all major commuting links including the M4, A470 and the City centre of Cardiff. There are a range of amenities close at hand including Shops, Golf course, leisure facilities and schools, so this a great location for both commuters, families and those looking to downsize and is offered to the market with no onward chain!

The accommodation comprises: Communal entrance, a good size hall with storage, a light and spacious Lounge / Dining Room, modern Kitchen with a balcony looking over Whitchurch golf club, a bathroom and two good size double bedrooms. Externally, there is private residents parking and well managed communal Gardens.

Viewings are recommended, please contact Hern & Crabtree, Whitchurch to enquire.

Communal Entrance Hall

Communal entrance and stairwell to top floor.

Reception Hall

Radiator, storage cupboard, dado rail and door to all rooms.

Lounge / Dining Room L shaped room 20'10 max x 11'11 max (Lshaped room 6.35m max x 3.63m max)

Two double glazed PVC windows to the front, two radiators, serving hatch to the kitchen. TV Point.

Kitchen

Double glazed PVC window to the side with a half double glazed door to a small balcony area. Radiator, selection of base units with work tops over. Stainless steel sink, tiled splash backs, plumbing and space for washing machine. Wall mounted Combination boiler. Vinyl flooring.

Balcony

Accessed via double glazed PVC door from the kitchen, offering views over to Whitchurch golf course.

Bedroom One 12'10 x 9'6 (3.91m x 2.90m)

Double glazed PVC windows to the rear, radiator.

Bedroom Two 7'8 max x 12'9 max (2.34m max x 3.89m max)

Double glazed PVC window to the rear, radiator, storage cupboard.

Bathroom 8'6 x 6'5 (2.59m x 1.96m)

Double glazed obscure window to the rear, tiled walls, vinyl



flooring. Pedestal wash hand basin, WC and panel bath with mixer tap and plumbed shower over, glass splash back screen. Built in storage cupboard.

Outside

Well maintained communal areas with residents parking, bin storage area and lawned Gardens.

Tenure

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

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