

Llandaff Road

Canton, Cardiff CF11 9NL



- Stylish Ground Floor Apartment

- Two Bedrooms
- Modern Kitchen & Bathroom

- EPC - Awaiting Assessment
- Amazing Location

'Launch Event' is Tuesday 15th Sept from 4pm - 6pm - Occupying an enviable position 'smack bang' in the heart of Canton is the immaculately presented modern, ground floor apartment situated within meters of Chapter Arts Centre and literally seconds away from the shops, trendy Ale-Houses and amenities on offer in this highly desirable part of the City.

Perfectly suited to FTB's & BTL Investors alike, this property offers light & airy accommodation comprising the entrance hall with access to all rooms, living room, modern fitted kitchen, trendy fitted three piece bathroom suite and two bedrooms.

Entrance

Entered via communal entrance into:

Hallway

L-shaped entrance hall. Radiator, entrance intercom telephone, door leading off to:

Lounge/Diner 11'11 x 10'9 (3.63m x 3.28m)

Double glazed PVC window to the front, radiator, wood laminate flooring, TV points, Cable point. Door to kitchen.

Kitchen 7'1 x 7'9 (2.16m x 2.36m)

Range of wall and base units, integrated fridge freezer, stainless steel sink and drainer. Four ring Gas hob, integrated oven with cooker hood over, tiled splash backs. Gas combination boiler. Tile flooring. Plumbing for washing machine.

Bedroom One 13'3 max x 7'10 (4.04m max x 2.39m)

Double glazed PVC window to the front.

Bedroom Two 10'1 x 8'7 (3.07m x 2.62m)

Double glazed window to the front, radiator.

Bathroom 5'10 max x 5'10 max (1.78m max x 1.78m max)

Bath with plumbed shower over, WC, wash hand basin, fully tiled walls and floor. Heated towel rail, shaver point, extractor fan.

Outside

Allocated off street parking space to the rear of the building.

Tenure

We have been advised by the vendor that the property is LEASEHOLD. 125 Lease issued



from June 2013. Monthly charge of £50.00 includes Buildings Insurance. We recommend that you verify this information with your legal representative.