

Clarendon Road,
Penylan,
Cardiff

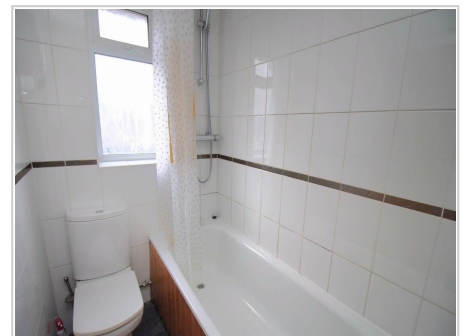
150,000



- Two Spacious Bedrooms
- Call To Arrange A Viewing On 01446 502806
- First Floor Flat
- Lounge
- Family Bathroom
- Kitchen
- Situated Above A Commercial Property
- Sold with Sitting Tenant In Situ
- Close to M4 Corridor

Ref: PRB10016

Viewing Instructions:



General Description

*** PROPERTY IS TO BE SOLD WITH TENANT IN SITU *** Daniel Matthew Estate Agents are pleased to offer for sale this spacious two bedroom, first floor flat situated in the popular area of Penylan. Property comprises lounge, kitchen, bathroom and two bedrooms. Further benefits are close to M4 corridor, Close to local amenities. Property will also include freehold of the whole building. Please contact a member of our team on 01446 502806 to arrange a viewing. PROPERTY IS TO BE SOLD WITH TENANT IN SITU.

Accommodation

Hallway

Enter via white UPVC double glazed door, plain ceiling, plain walls with dado rail, fitted carpet, doors leading to kitchen, lounge and two bedrooms.



Lounge (16' 09" x 10' 08") or (5.11m x 3.25m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator.



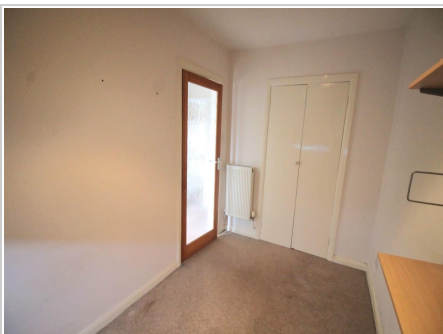
Kitchen (12' 07" x 7' 01") or (3.84m x 2.16m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, tiled splashback, vinyl flooring, A range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, electric oven, four ring gas hob, extractor fan, space for fridge/freezer, plumbing for washing machine, wall mounted combination boiler, radiator,



Bedroom One (16' 08" x 8' 11") or (5.08m x 2.72m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, built in wardrobes, radiator.



Bedroom Two (10' 05" x 6' 06") or (3.18m x 1.98m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, fitted carpet, built in wardrobe, radiator.



Bathroom (5' 11" x 4' 05") or (1.80m x 1.35m)

UPVC doubled glazed obscured window to rear aspect, plain ceiling, tiled walls, tiled flooring, three piece white suite comprising low level WC, pedestal wash hand basin, panelled bath with over head shower, radiator.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: 57

Tenure

We are informed that the tenure is Leasehold

Length of lease: .

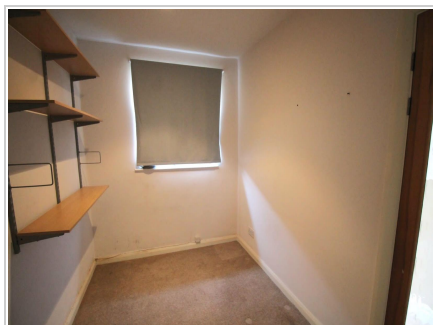
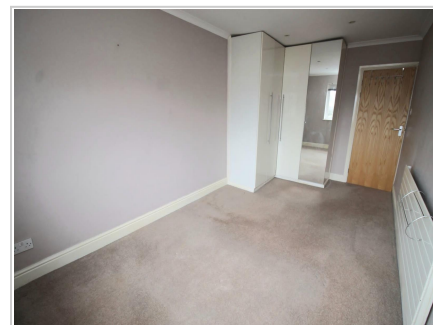
Ground Rent

Service Charge

Council Tax

Band C

Deposit: NOT KNOWN



Property Floorplan Image

Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.

