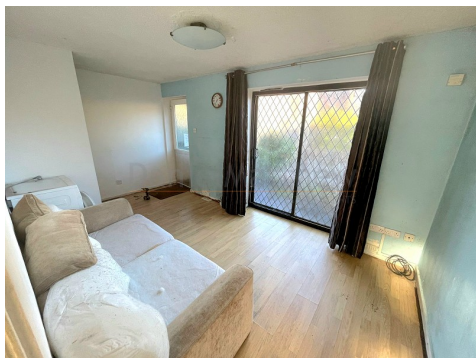




**Downlands Way, Cardiff**

**£99,950**



**Daniel Matthew Estate Agents**  
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**DanielMatthew**  
ESTATE AGENTS



## Downlands Way, Cardiff £99,950

**\*\* NO ONGOING CHAIN \*\*** Daniel Matthew Estate Agents are pleased to offer to the market this ground floor one bedroom apartment situated in a cul-de-sac location with front garden and communal rear garden. Property is in need of renovation, Ideal home for first time buyers and investors. Property comprises porch, lounge, kitchen, bathroom and one bedroom. Further benefits are electric heating throughout, close to local amenities and great public transport links into Cardiff City Centre. Within walking distance to Newport Road Retails Park and local parks. Viewing's are highly recommended, please contact a member of our team on 01446



### **Entrance Porch**

Entre via glazed wooden door into porch, door leading to:

### **Lounge (15' 08" x 8' 01") or (4.78m x 2.46m)**

Glazed wooden sliding doors leading to front aspect, artex ceiling, plain walls, wood effect laminate flooring, door leading into inner hallway, archway leading into kitchen.

### **Kitchen (12' 05" x 5' 01") or (3.78m x 1.55m)**

UPVC double glazed window to rear aspect, plain ceiling, plain walls, tiled flooring, tiled splashback, a range of matching wall and base units with complimentary worksurfaces, plumbing for washing machine, stainless steel sink with drainer and mixer tap, Door leading to rear garden.

### **Inner Hallway**

### **Bedroom One (9' 05" x 8' 09") or (2.87m x 2.67m)**

UPVC double glazed window to front aspect, artexed ceiling, plain walls, wood effect laminate flooring, electric heater.

### **Bathroom (9' 05" x 4' 11") or (2.87m x 1.50m)**

UPVC obscure double glazed window, panelled ceiling, tiled walls, wood effect laminate flooring, three piece white suite comprising low level WC, floating wash hand basin with mixer tap inset into vanity unit, panelled bath with mixer tap and electric shower.

### **Outside**

Court yard rear garden with side access, mostly gravel area, with mature shrubs and trees, patio area, fenced boundaries.

### **Services**

This property has the following services: Mains electricity, mains water, mains drainage

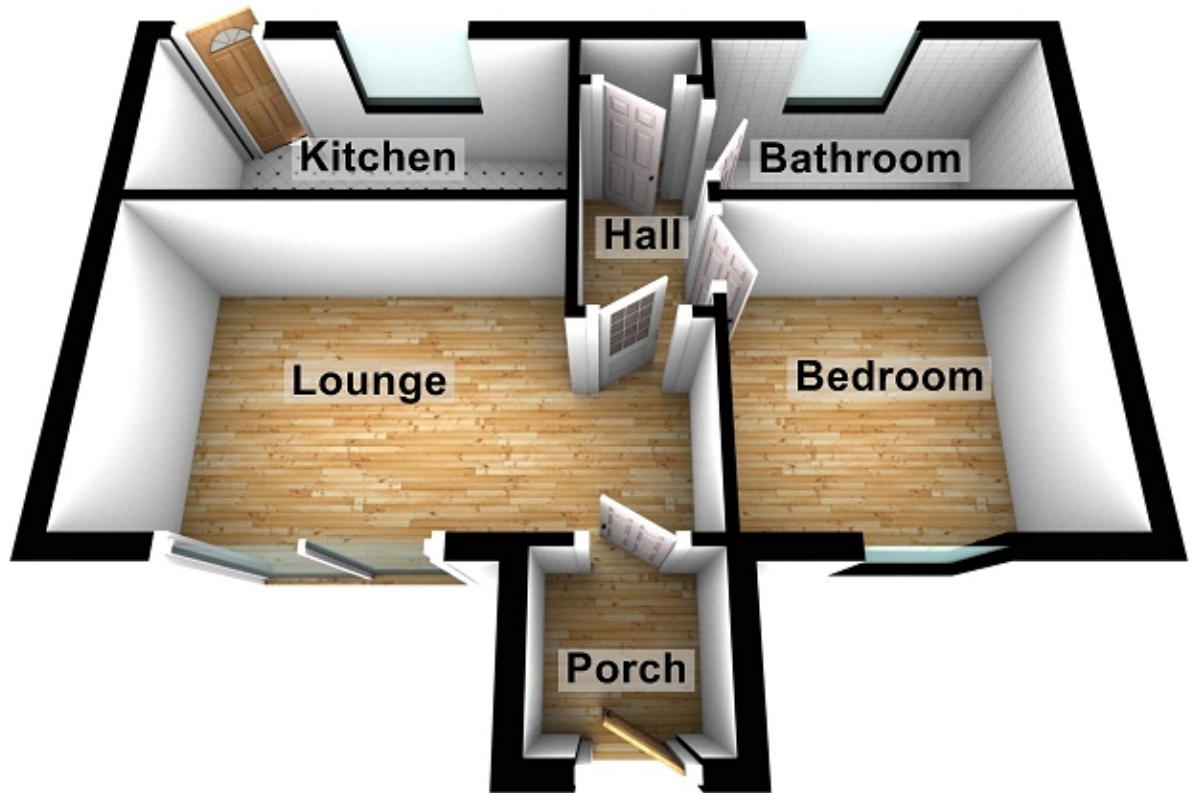
### **Tenure**


The resale tenure for this property is Leasehold

### **Council Tax**

The council tax for this property is band B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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