



PRICE: £140,000 Leasehold

- Ground floor apartment
- Two bedrooms
- Kitchen/living/dining room
- One allocated parking space
- Modern Living
- EPC Rating - C



Call our Cyncoed office: 029 2076 1999

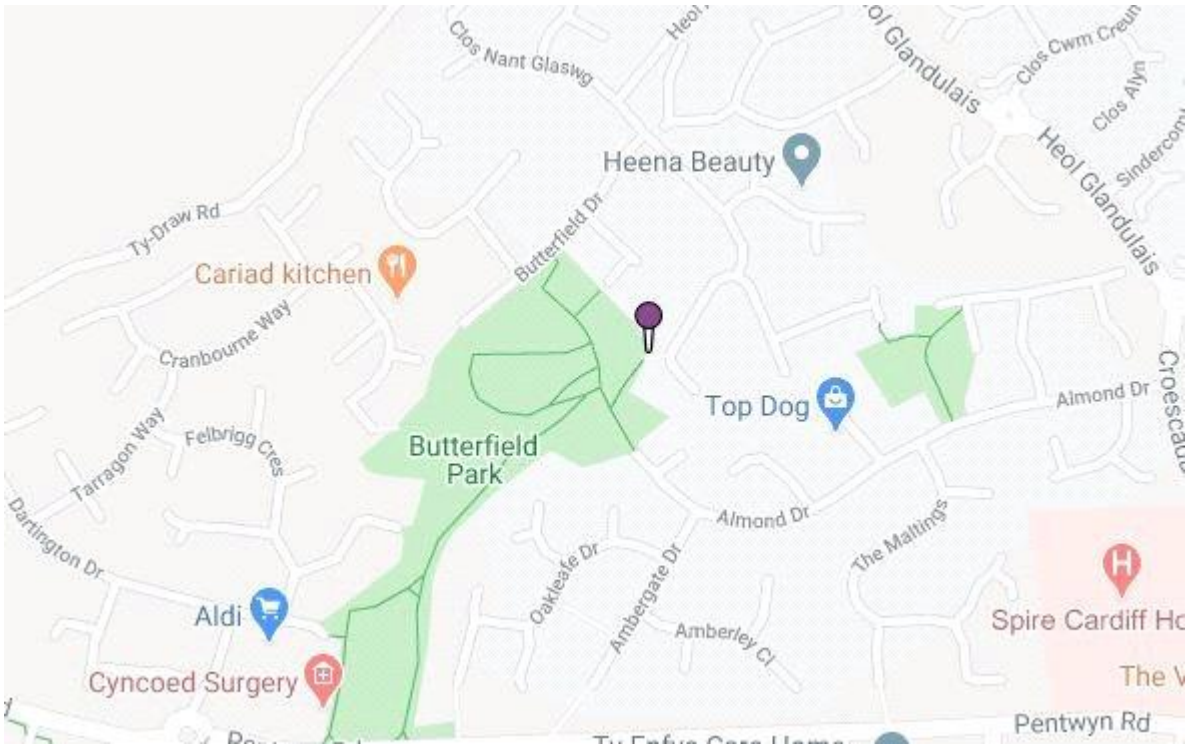
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**MOGINIE
JAMES**

A two bedroom, ground floor apartment, perfectly suited for modern living. This property offers a perfect opportunity for any first time buyer or investor, while being situated in a prime location of Pontprennau. The accommodation comprises: entrance hall, two bedrooms, bathroom and a kitchen/living/dining room. Location is a strong point, being within easy access to all local amenities and transport links. Lease Term for apartment - 125 years from 1 January 2002.

FLOOR PLAN TO FOLLOW...





Ground Floor:

Entrance Hall: Entered via front door, intercom system and door to cupboard housing water tank and storage. Door to:

Bedroom One: 10'6" x 10' (3.2m x 3.05m). With fitted carpet and upvc double glazed window to the front.

Bedroom Two: 9'5" x 7'8" (2.87m x 2.34m). With fitted carpet and upvc double glazed window to the front.

Bathroom with wc: With fitted carpet and suite comprising: bath with chrome style waterfall shower head over, wash hand basin with storage units beneath and low level wc. Extractor fan and towel radiator.

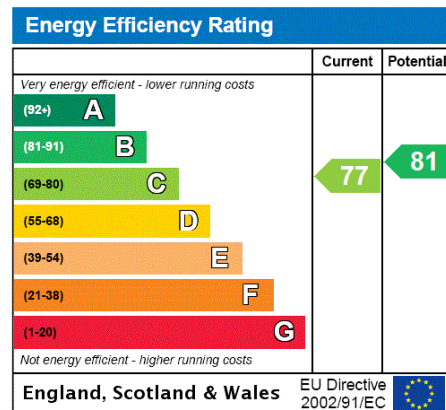
Open Plan Kitchen/Living/Dining Room: 19'5" x 15'5" (5.92m x 4.7m). With fitted carpet and 2 upvc double glazed windows to the side and front. The kitchen area has vinyl floor and a range of wall and floor level units, stainless steel sink and drainer, space for washing machine, space for dishwasher, integrated stainless steel oven and grill, stainless steel electric hob over, extractor hood and space for fridge/freezer.

Outside:

Parking: One allocated parking space.

Services: Electricity, water and drainage.

Tenure: WE HAVE BEEN INFORMED THAT THE PROPERTY IS LEASEHOLD BUT PLEASE VERIFY THIS VIA YOUR LEGAL REPRESENTATIVE.



Moginie James are the seller’s agent for the sales and marketing of the property described on these particulars and your conveyancer is legally responsible for ensuring that the purchase agreement protects your position as purchaser. Moginie James make detailed enquiries of the seller to ensure that the particulars are as accurate as possible. However if you become aware that any of the information provided to you is not accurate please inform Moginie James as soon as possible so we can make the necessary correction. The services have not been tested.

Accreditations & Partners

