





Apt 2, Columba House, 88 Llandaff Road

£285,000 Share of Freehold

This ground floor apartment comprises, entrance hall, lounge/kitchen, two bedrooms and modern shower room. This development has the perfect balance between traditional combined with modern contemporary design. The apartments are all fitted to an extremely high specification with brand new double glazing throughout, plus off road parking. For further information call MGY on 02920 397152.

Council Tax band: TBD

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

ENTRANCE HALLWAY
Entered via front door leading from communal hallway. Classic Rustic Oak LVT flooring. Wall mounted phone intercom system. Storage cupboard, housing hot water tank. Doors leading to lounge/kitchen and bedroom one. Pendant light fitting.

LOUNGE/KITCHEN
21' 4" x 11' 9" (6.50m x 3.57m)
An excellent lounge and kitchen space accessed from the entrance hall. Continuation of Classic Rustic Oak LVT flooring with uPVC double glazed window to side aspect. Pendant light fitting. Wall mounted electric heater. Modern fitted kitchen with a range of wall, base and drawer units with complimentary worktops over and mirrored splashbacks, incorporating inset sink with drainer and mixer tap over. Integrated appliances including AEG electric oven, microwave with four ring induction hob and extractor over, washing machine, dryer and fridge freezer.

BEDROOM ONE
14' 9" x 8' 0" (4.50m x 2.44m)
Double bedroom, with double glazed uPVC window to side aspect. Classic Rustic Oak LVT flooring. Wall mounted electric heater. Pendant light fitting.

HALLWAY
Continuation of Classic Rustic Oak LVT flooring. Doors to bedroom two, shower room and cupboard providing an excellent storage space.

BEDROOM TWO
13' 4" x 7' 4" (4.06m x 2.24m)
Second bedroom with double glazed uPVC window to rear aspect. Classic Rustic Oak LVT flooring. Wall mounted electric heater. Pendant light fitting.

SHOWER ROOM
6' 9" x 5' 5" (2.06m x 1.66m)
Modern suite comprising: Walk in tiled corner shower cubicle, with sliding glass doors and mains rainfall shower with additional shower attachment. Contemporary wash hand basin with vanity cupboard underneath and mixer tap. Wall mounted mirrors above. W.C. and wall mounted storage above. Obscure double glazed uPVC window. Tiled flooring and tiled walls. Heated towel rail. Pendant light fitting.

TENURE
MGY are advised the a share of the freehold will be gifted to any purchaser once all flats have been sold.

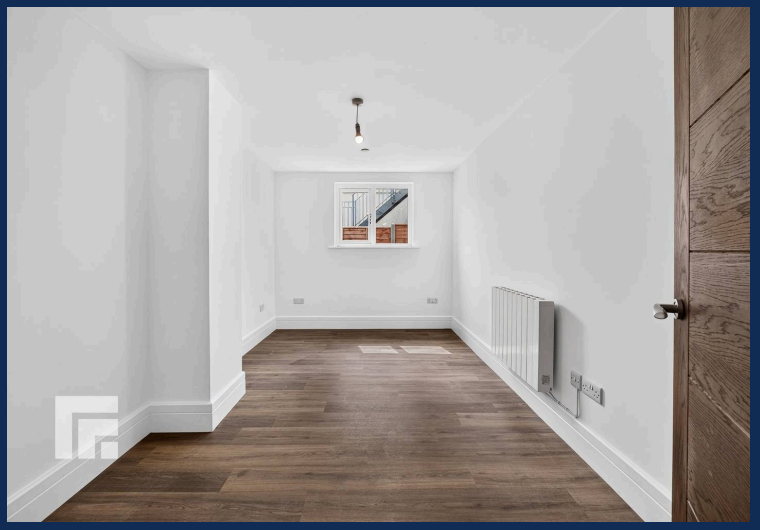
AML
AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

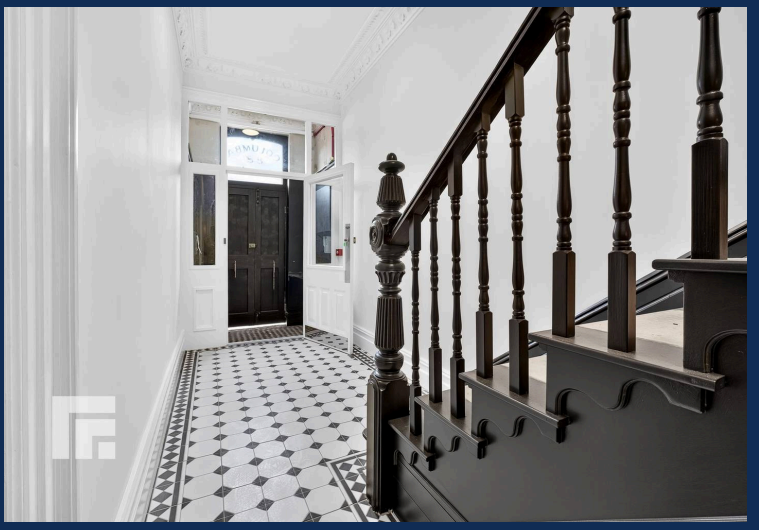
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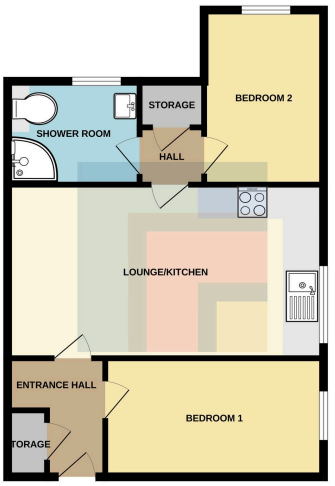


ALLOCATED PARKING

1 Parking Space

Allocated off road parking space for one vehicle.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PONTCANNA 02920 397152

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