





Apt 4, Columba House, 88 Llandaff Road

£275,000 Share of Freehold

Council Tax band: TBD

Tenure: Share of Freehold

EPC Energy Efficiency Rating: B

Communal Hallway

First Floor Landing
Door to flat two.

Hallway
5' 9" x 5' 1" (1.74m x 1.56m)
Doors to lounge/kitchen/diner, shower room and bedroom. Meter cupboard. Entry telecom system. Luxury Vinyl Tile (LVT) flooring.

Lounge/Kitchen/Diner
17' 4" x 13' 11" (5.29m x 4.24m)
Stunning uPVC double glazed full height bay window to front with panelled frame. Stylish kitchen appointed along one wall with base and eye level units incorporating composite sink and drainer with complementary granite effect worktops. Fitted electric oven with induction hob and modern extractor hood over. LVT flooring. Electric radiator. Extractor fan. Door to Bedroom Two.

Bedroom One
14' 1" x 9' 6" (4.28m x 2.89m)
uPVC double glazed window to rear with views. LVT flooring. Electric radiator.

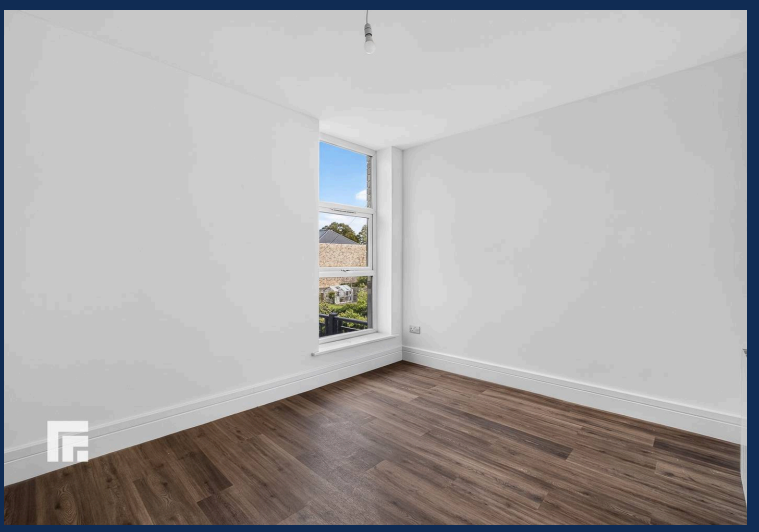
Bedroom Two/Study
13' 10" x 6' 2" (4.21m x 1.88m)
uPVC double glazed window to front. LVT flooring. Electric radiator. Storage cupboard housing hot water tank.

Shower Room
7' 9" x 4' 4" (2.37m x 1.31m)
A tastefully designed suite with vanity enclosed wash hand basin, low level WC and fitted corner shower cubicle. Electric towel rail. Fully tiled walls and floor. Extractor fan and spotlights. uPVC double glazed window to side.

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

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.













ALLOCATED PARKING

1 Parking Space

Parking space for one car

PONTCANNA 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS

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