



Flat 9, Restway Court Danescourt Way, Llandaff
£94,995

FORTIS
Estate Agents



Flat 9

Restway Court Danescourt Way, Cardiff

Modern ground floor one bedroom retirement flat for over 50s, with communal lounge, laundry, and kitchen. Close to shops, GP, pharmacy, and more. Stylish, practical, and welcoming. Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- Ground Floor Retirement Apartment for Residents Aged 50+
- Modern Kitchen
- Modern Bathroom
- Private Garden Space
- Residents' Lounge & Kitchen
- Communal Laundry Room
- Spacious Shared Garden for Outdoor Relaxation and Social Gatherings
- Within Walking Distance of a Post Office, Pharmacy, GP Surgery, Dental Practice and Local Shops

Lounge

The generously sized lounge provides a comfortable and welcoming space to relax, entertain visitors, or enjoy everyday living. The room benefits from soft carpeted flooring, three wall-mounted light fittings, and a bright window that fills the space with natural light. A door opens directly onto your own private garden area, offering a peaceful spot to enjoy the outdoors. A fitted heater ensures the lounge remains warm and cosy throughout the colder months. The flat also provides convenient access to the kitchen, making day-to-day living both practical and enjoyable.

Kitchen

The recently fitted kitchen has been thoughtfully designed in a modern and stylish finish, offering both practicality and contemporary appeal. It features a range of wall and base units with ample cupboard and drawer storage, complemented by elegant black granite worktops. There is space for freestanding appliances, alongside a sink and multiple conveniently positioned power sockets. The attractive grey wood-effect flooring adds warmth and character to the room, while a ceiling light point provides excellent illumination. This well-appointed kitchen offers a comfortable and functional space, perfectly suited to everyday living.

Bedroom

The well-proportioned bedroom provides a comfortable and peaceful retreat, featuring soft carpeted flooring and a large window that allows an abundance of natural light to fill the room. The bedroom benefits from a built-in wardrobe, offering excellent storage space while maintaining a spacious feel. Ceiling light points provide ample illumination, and emergency pull-cord assistance is in place for added peace of mind and security, a valuable feature of retirement living.

Bathroom

The modern bathroom has been thoughtfully designed with both style and practicality in mind. It features contemporary grey wall tiling and matching grey flooring, creating a sleek and attractive finish. The suite comprises a WC, wash hand basin, and a walk-in shower, offering ease of access and convenience. The room is equipped



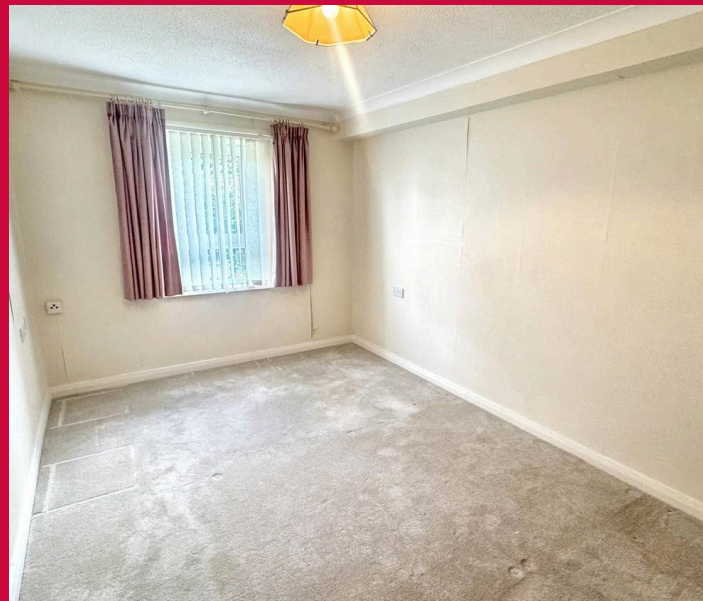


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The generously sized lounge provides a comfortable and welcoming space to relax, entertain visitors, or enjoy everyday living. The room benefits from soft carpeted flooring, three wall-mounted light fittings, and a bright window that fills the space with natural light. A door opens directly onto your own private garden area, offering a peaceful spot to enjoy the outdoors. A fitted heater ensures the lounge remains warm and cosy throughout the colder months. The flat also provides convenient access to the kitchen, making day-to-day living both practical and enjoyable.

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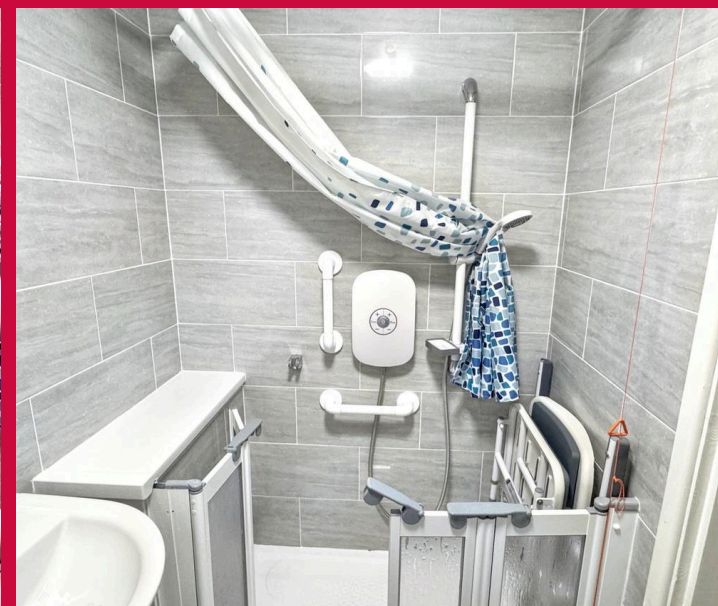
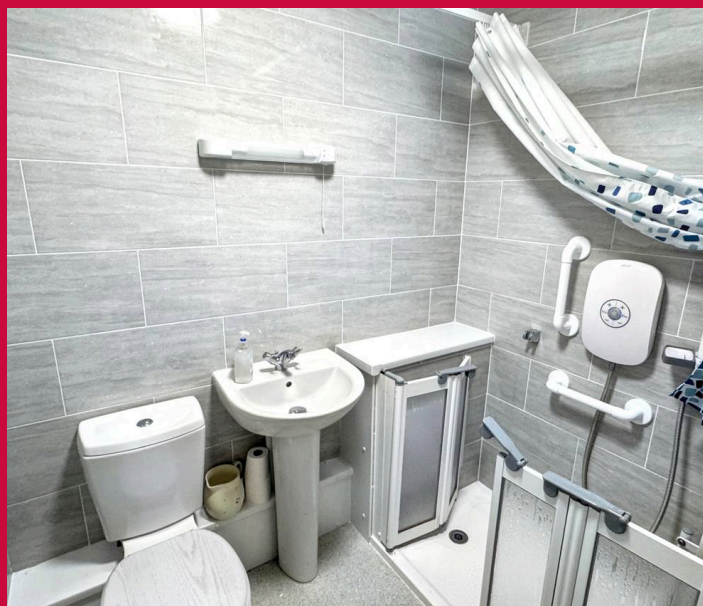
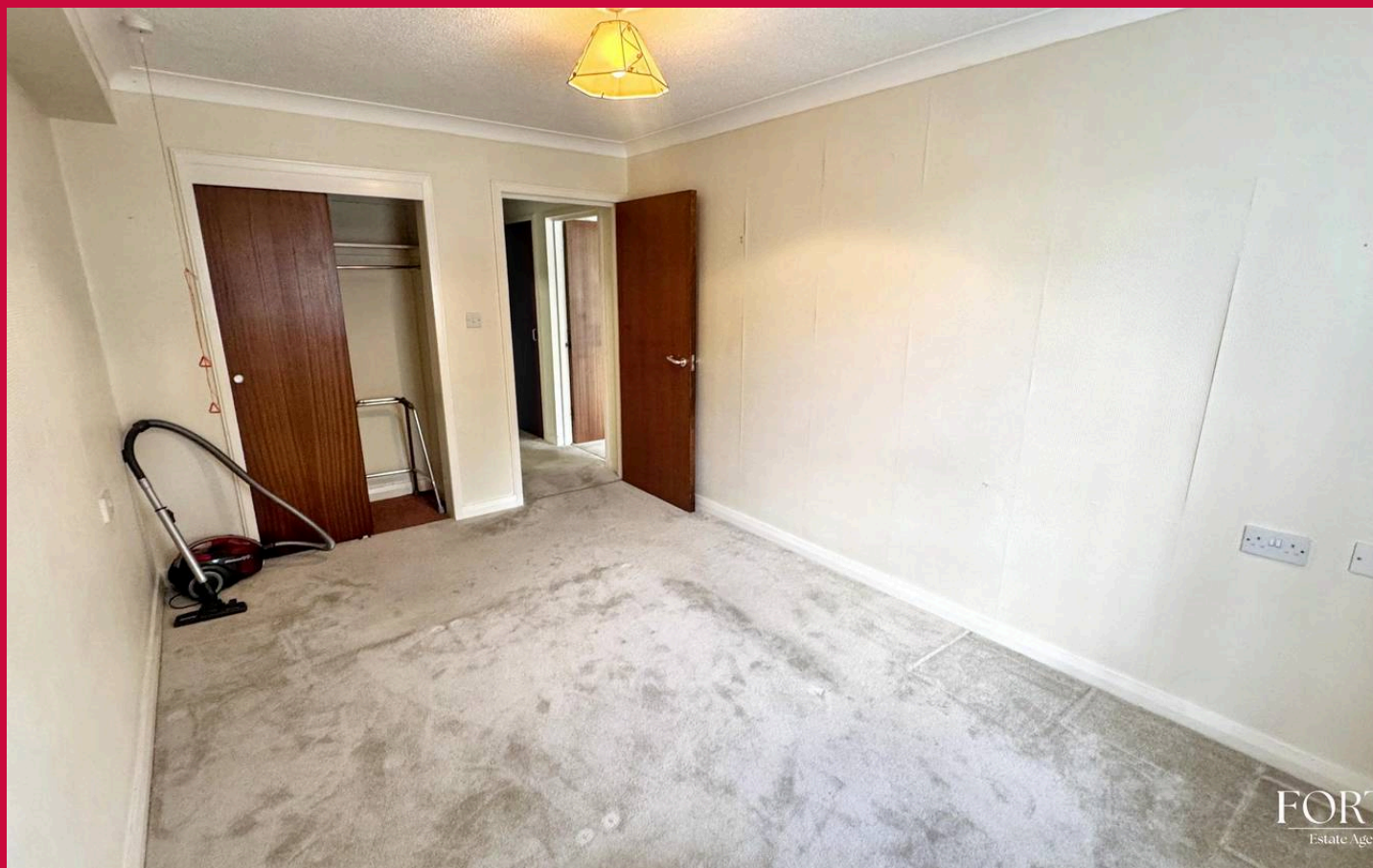
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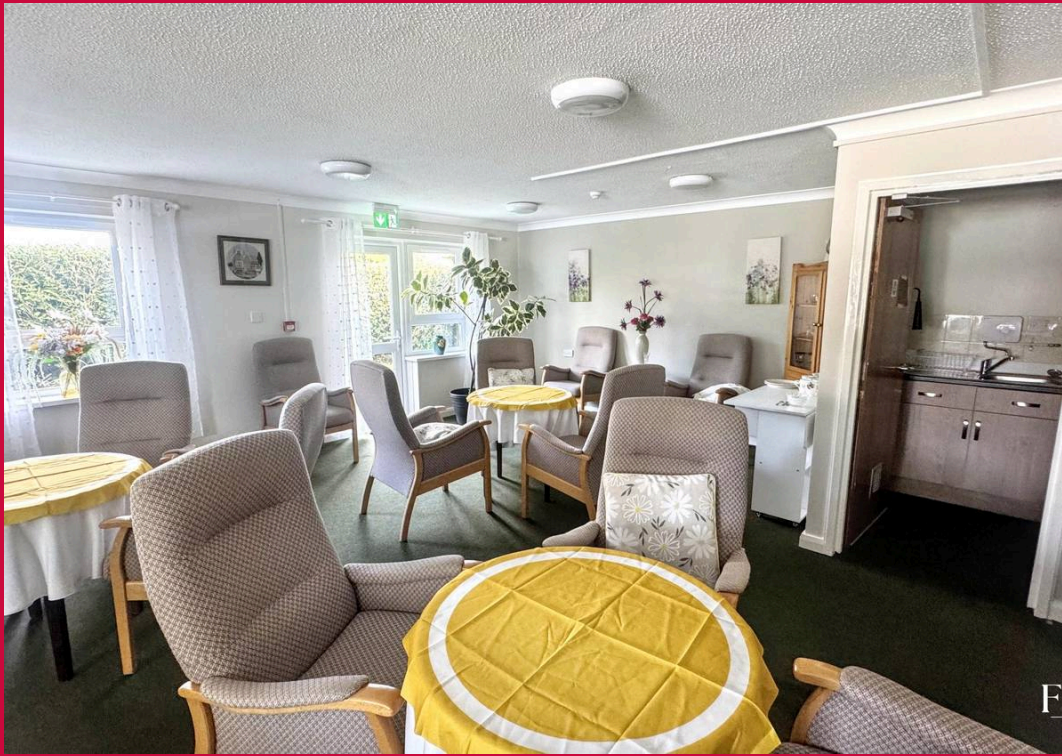
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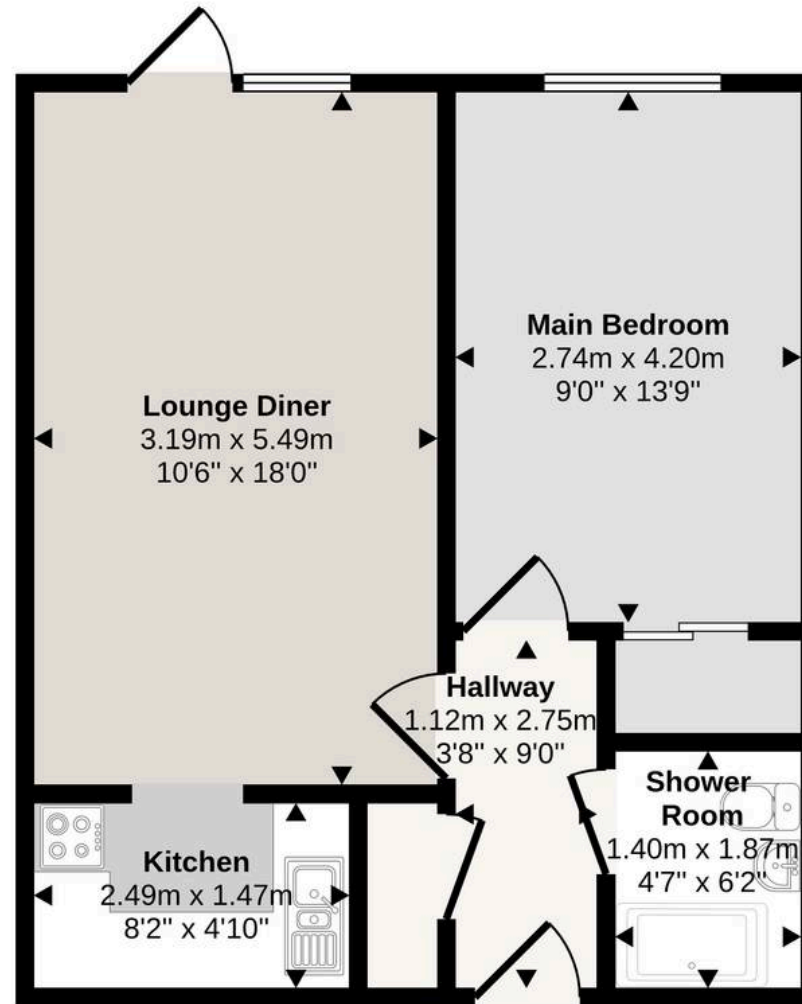
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Approx Gross Internal Area
43 sq m / 462 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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