





Apt 1, Columba House, 88 Llandaff Road

£215,000 Share of Freehold

This ground floor apartment comprises, entrance hall, lounge/kitchen/diner, one double bedroom 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. EPC Rating; C

Council Tax band: TBD

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

Communal Hallway
Entered via communal hallway into Apartment one

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.

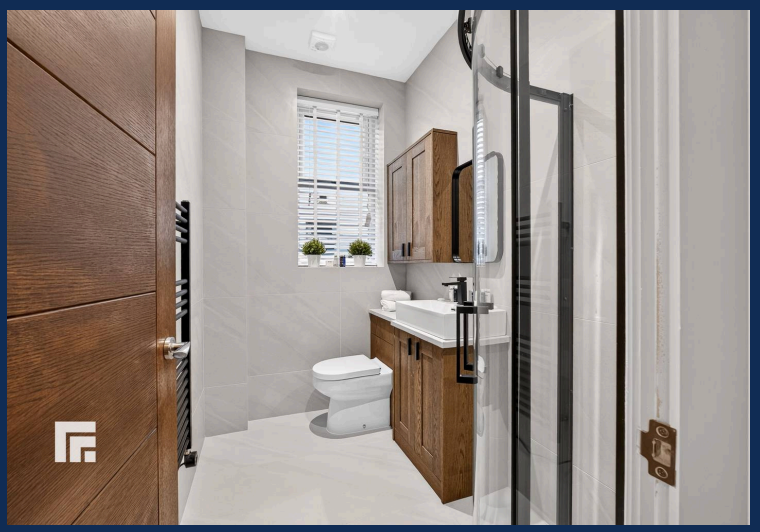
Lounge/Kitchen/Diner
17' 7" x 13' 11" (5.37m x 4.23m)
Stunning uPVC double glazed full height bay window to front with panelled frame. Stylish kitchen appointed along one wall with base and eye level units incorporating composite sink and drainer with complementary granite effect worktops. Fitted electric oven with induction hob and modern extractor hood over. Integrated washing machine, dryer & fridge freezer. LVT flooring. Electric radiator. Extractor fan.

Bedroom
14' 1" x 8' 11" (4.28m x 2.72m)
uPVC double glazed window to side. LVT flooring. Electric radiator. Storage cupboard housing hot water tank.

Shower Room
7' 9" x 5' 1" (2.36m x 1.54m)
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.

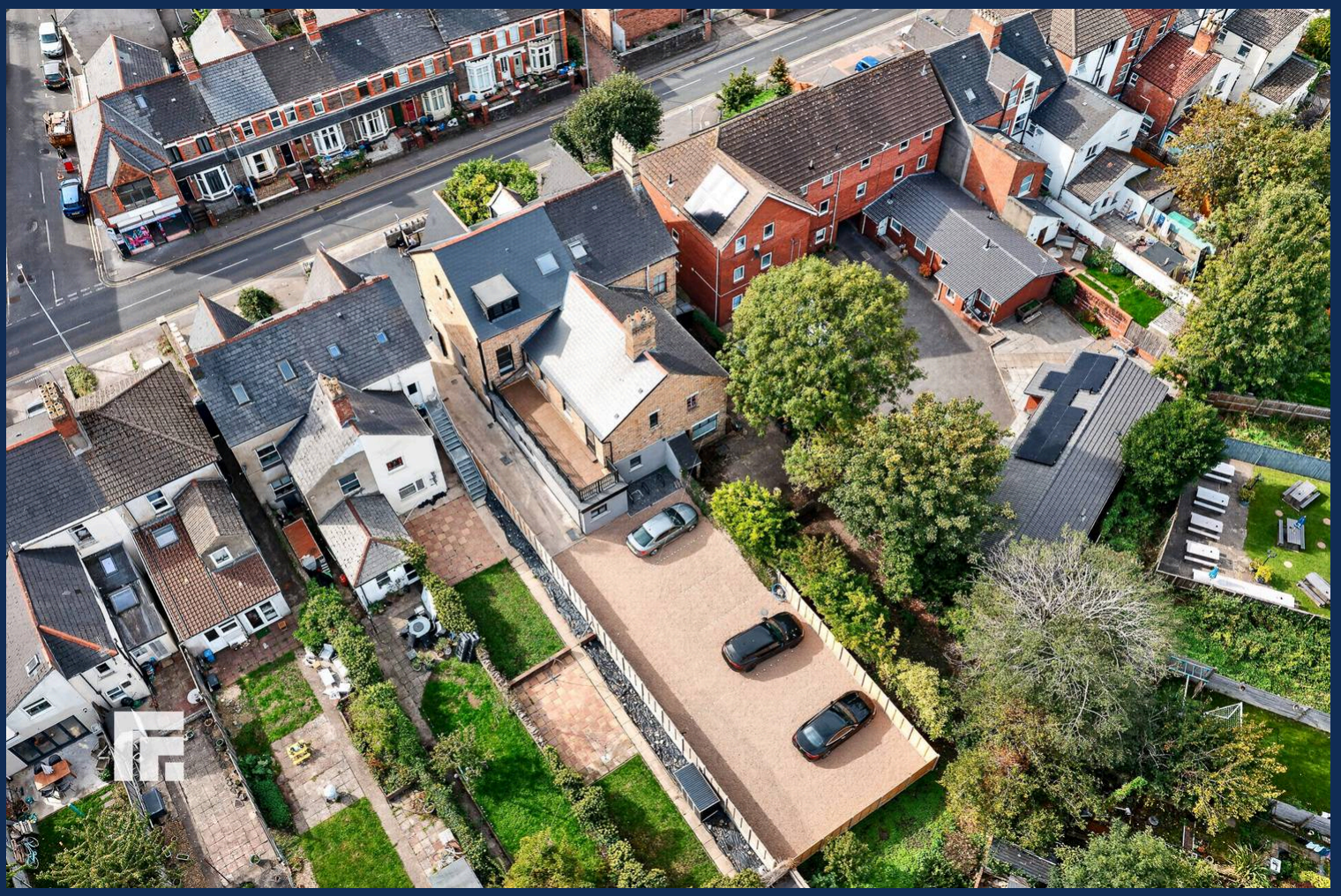








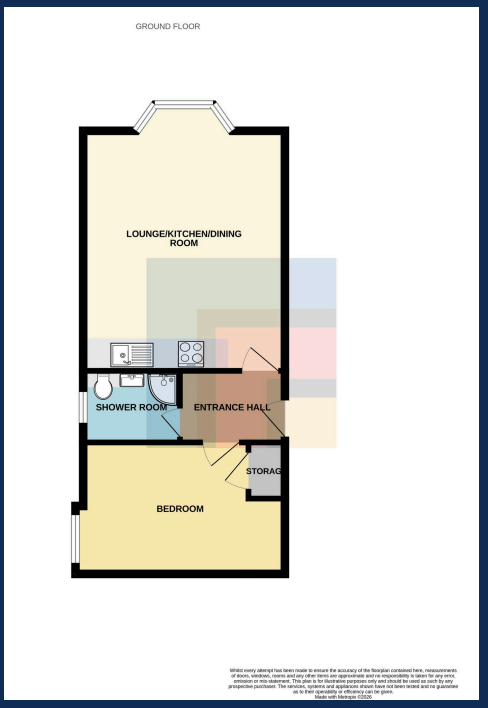




ALLOCATED PARKING

1 Parking Space

Parking for one car



PONTCANNA 02920 397152

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

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK