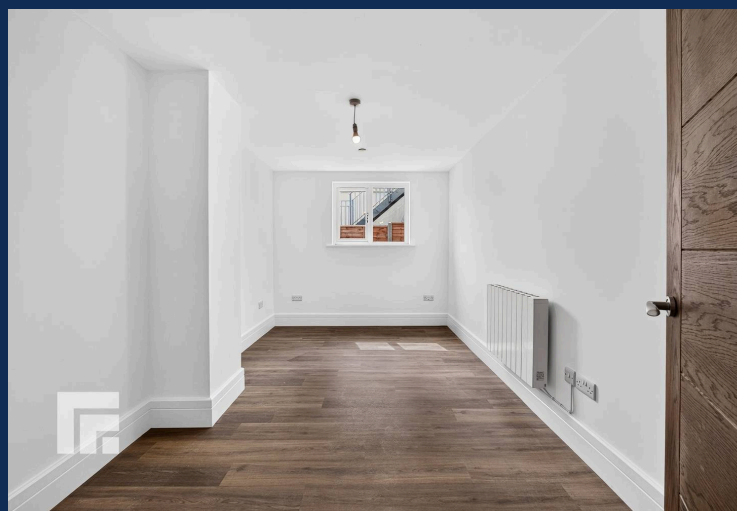
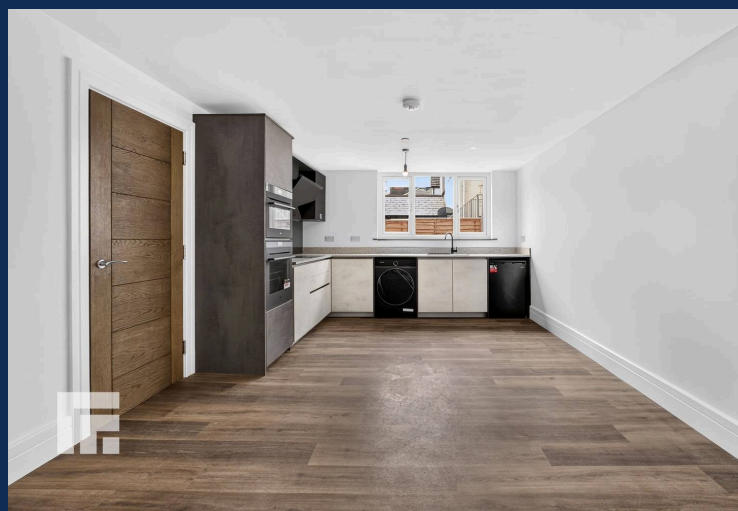




Apt 2, Columba House, 88 Llandaff Road

£285,000 Share of Freehold

COLUMBA HOUSE - A HIGH SPECIFICATION DEVELOPMENT - OFF ROAD PARKING A redevelopment of a perfectly located building situated in the heart of Pontcanna. This sympathetically designed scheme offers one and two bedroom luxury apartments set over three floors as part of an original developed building. 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

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 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.

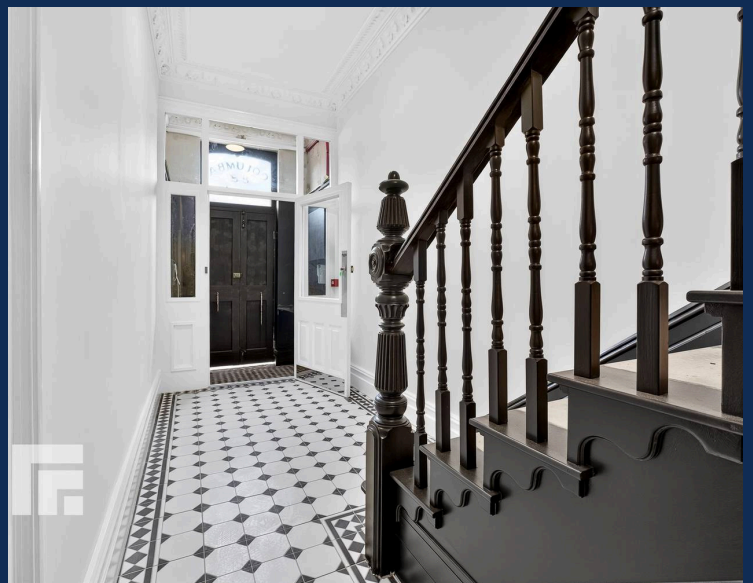
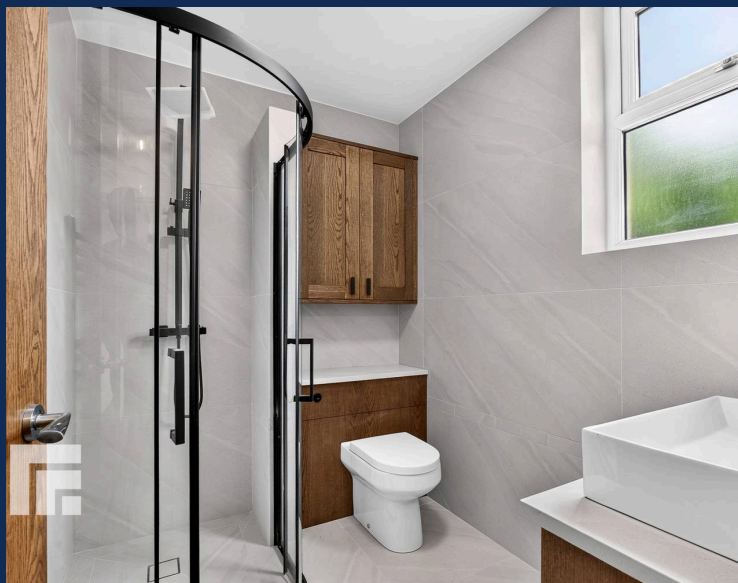
AML

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.

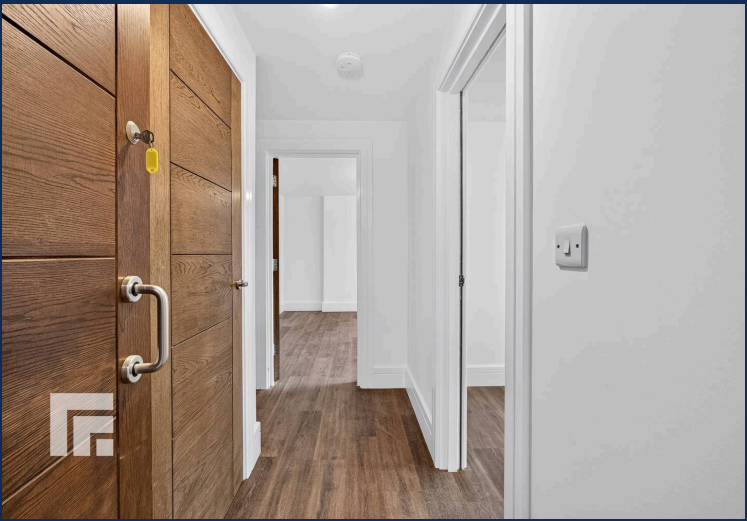
Allocated parking

1 Parking Space

Allocated off road parking space for one vehicle.









RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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.

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