



Wern Goch West, Pentwyn Cardiff CF23 7AA

welcome to

Wern Goch West, Pentwyn Cardiff

Well-presented two-bedroom apartment in the popular Pentwyn area, close to local amenities, schools and transport links. Featuring a bright lounge, fitted kitchen, bathroom, gas central heating and double glazing. Early viewing recommended.

Communal Entrance

Via door into:

Communal Hallway

Stairs rising up to the second floor flat.

Entrance

Via an internal door into:

Hall

Built in storage cupboard, radiator, intercom and access to:

Living Room

17' x 12' 3" (5.18m x 3.73m)

Double glazed window to front aspect, radiator, laminate flooring and access to:

Kitchen

13' x 9' 7" (3.96m x 2.92m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine and fridge/freezer, powerpoints, laminate flooring, built in pantry, cupboard housing boiler and double glazed windows to front and side aspect.

Bedroom One

11' 11" x 11' 5" (3.63m x 3.48m)

Double glazed window to rear aspect and radiator.

Bedroom Two

10' 11" x 10' 7" (3.33m x 3.23m)

Double glazed window to rear aspect, radiator and built in storage cupboard.

Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin and double glazed window to side aspect.

Separate Wc

Fitted with a WC and double glazed window to side aspect.

Outside

Communal Garden

Estate Agents Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Leasehold Information

The vendor has advised of the below:

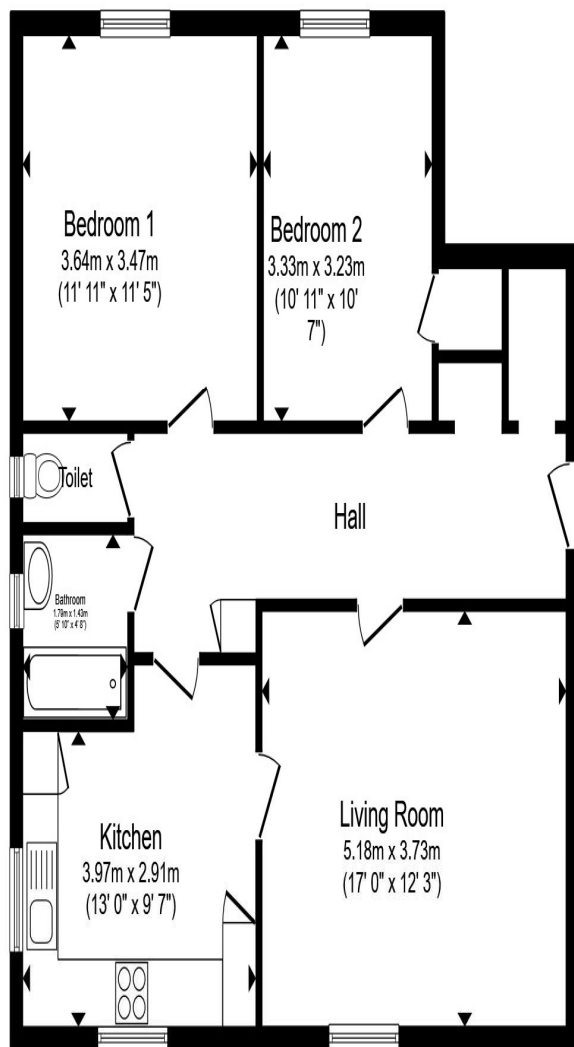
Length of Lease: Approx. 88 years left

Service Charge: Approx. £1087.86

Ground Rent: Approx. £10.00

Current Annual Buildings Insurance Premium:

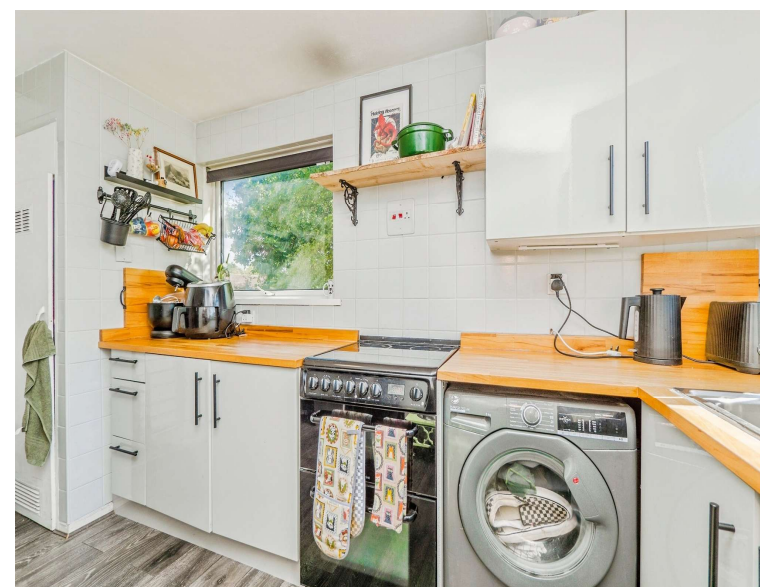
Included in service charge



Total floor area 77.5 m² (835 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

 allen & harris



welcome to
Wern Goch West,
Pentwyn Cardiff

- First Floor Flat
- Two Bedrooms
- Lounge
- Fitted Kitchen
- Bathroom

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 1087.86
Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Jan 1989.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

offers in excess of
£130,000



view this property online allenandharris.co.uk/Property/ROA114913



Property Ref:
ROA114913 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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