

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



LLANSANNOR DRIVE
CARDIFF BAY



KITCHEN
4.07m x 3.44m (13'4" x 11'3")

WC & STORAGE

REC ROOM / BEDROOM
4.07m x 3.19m (13'4" x 10'5")

FIRST FLOOR LANDING

OPEN PLAN LIVING DINING
2.07m x 8.17m (6'9" x 26'9")

BALCONY

SECOND FLOOR LANDING

BEDROOM
4.07m x 3.44m (13'4" x 11'3")

BEDROOM
4.07m x 3.19m (13'4" x 10'5")

BATHROOM

GARDEN

TENURE
We have been advised by our seller client that the property is Leasehold with approx 990 years remaining and with a service charge of £1056 P.A. but this is to be confirmed by your solicitor.

COUNCIL TAX -
Band - E





LLANSANNOR DRIVE

CARDIFF BAY, CF10 4AW - £285,000



3 Bedroom(s)



1 Bathroom(s)



1128.00 sq ft

NEW TO MARKET FOR SALE.

Located perfectly for Cardiff City Centre is this very nicely presented three bedroom townhouse on Llansannor Drive, Atlantic Wharf. Tucked in off Schooner Way in a quiet cul-de-sac, this impressive townhouse offers stunning water views over the canal from the first-floor balcony (off the lounge.) The property was renovated in 2020, and offers a newly fitted (2020) large kitchen / diner with space for dining table, gas hob, free-standing fridge-freezer and combi-boiler. The third bedroom is also located on the ground-floor but could also double up as a second sitting room, study or games room if used as a family home. A small WC is also located on the ground-level. The first-floor is a wonderful space and has been cleverly and smartly improved by the owner to create an amazing living space with seating area, dining area and access onto the small balcony. Upstairs are two large double bedrooms, and a newly fitted bathroom. There is an enclosed garden, ideal for entertaining. The property is offered with no onward chain.



PROPERTY SPECIALIST

Mr Ramzy Bancroft
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Branch manager





 Llansannor Drive, Cardiff Bay

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Total Area: 1128 ft² ... 104.8 m²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	