



JeffreyRoss

Piercefield Place, Roath, Cardiff, CF24 0LD

Asking Price £165,000 Share of Freehold

In Brief

A deceptively spacious three bedroom flat located a short stroll for cardiff city centre. This modern apartment occupies the whole middle floor of this substantial mid terrace property. The accommodation comprises a great size open plan kitchen living area, three double bedrooms and fully fitted modern bathroom. Offered with no onwards chain, this would suit any professional / first time buyer, or buy to let investment with a potential £900 p/m achievable rent.



Communal Entrance Hall

Approached via solid wood front door into communal entrance hall, stairs leading to first floor.

Entrance Hall

Approached via solid wood front door, LVT flooring, intercom system, central heating radiator.

Open Plan Kitchen / Lounge 27'1" x 10'0" (8.26m x 3.05m)

Open plan kitchen / Diner, double glazed window to rear, double glazed bay window to front, full range of wall and floor units, integrated electric hob, built in electric oven, chrome extractor hood, space for upright fridge freezer, stainless steel sink with half bowl and mixer tap, space for washing machine, cupboard housing combi boiler, part tiled walls, breakfast bar, central heating radiator, LVT flooring.

Bedroom One 9'5" x 9'5" (2.88m x 2.88m)

Double glazed window to rear, central heating radiator, built in double wardrobe.

Bedroom Two

Double glazed window to side, central heating radiator, built in double wardrobe.

Bedroom Three 10'10" x 8'5" (3.31m x 2.57m)

Double glazed window to front, central heating radiator, built in double wardrobe.

Bathroom 8'8" x 8'2" (2.65m x 2.49m)

Double glazed window to side, three piece white suite comprising of bath with shower above and glass shower screen, low level W.C, wall mounted wash hand basin, part tiled walls, extractor fan, wall mounted heated towel rail, LVT flooring.

Tenure

Shared Freehold with a new 125 year lease. This is to be confirmed with your solicitors.

Council Tax

Band D



 3 Bedrooms  1 Bathrooms  1 Receptions

What we say?...

Spacious Three bedroom apartment.



Legal bit...

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								Pontcanna, Cardiff	Rosath, Cardiff	Llanishen, Cardiff	Cathays, Cardiff	CF24 5LU	CF24 4DX	T: 02920 499680 (option 2)
												CF24 5LU	CF24 4DX	T: 02920 499680 (option 3)
												CF24 5LU	CF24 4DX	T: 02920 499680 (option 4)

