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CARDIFF VALE CAERPHILLY BRISTOL



Ty Glas Road

LLANISHEN



A secure two bedroom apartment in the sought after Llys Pegasus development close to local amenities.

Comments by Ms Nadia Refae



Property Specialist

Ms Nadia Refae

Valuer

nadia@jeffreyross.co.uk

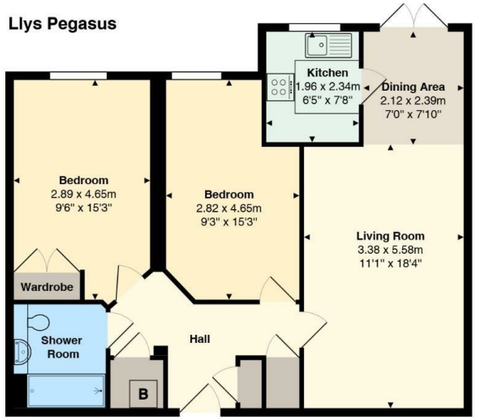




Fantastic location being in walking distance to Llanishen village.

Comments by the Homeowner

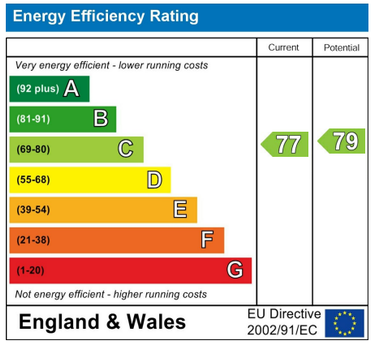




Total Area: 69.2 m² ... 744 ft²

All measurements are approximate and for display purposes only





Hall

Shower Room

Master Bedroom 9'5" x 15'3" (2.89 x 4.65)

Bedroom Two 9'3" x 15'3" (2.82 x 4.65)

Living Room 11'1" x 18'3" (3.38 x 5.58)

Dining Area 6'11" x 7'10" (2.12 x 2.39)

Kitchen 6'5" x 7'10" (1.96 x 2.39)

Tenure

We are informed by our client that the property is Leasehold, this is to be confirmed by your legal advisor.

Service Charges

£3,335.96 per annum

Ground rent

£419 per annum

Council Tax

Band F

Lease Details

125 years from 1 January 2004

EPC

C





Ty Glas Road

Llanishen, Cardiff, CF14 5ER

Asking Price

£325,000

2 Bedroom(s) 1 Bathroom(s) 744.00 sq ft



Contact our

Llanishen Branch

02920 499680

Nestled on Ty Glas Road in the charming suburb of Llanishen, Cardiff, this delightful retirement flat offers a perfect blend of comfort and convenience. Spanning an impressive 744 square feet, the property features an inviting open plan living and dining area, which seamlessly connects to a private patio garden. This outdoor space overlooks the beautifully maintained communal gardens, providing a serene setting for relaxation and socialising.

The flat comprises two well-proportioned bedrooms, ideal for accommodating guests or creating a peaceful retreat. The bathroom is equipped with a modern walk-in shower, ensuring ease of access and comfort. Residents will also benefit from the communal areas, which include a spacious lounge complete with a fitted kitchen, perfect for gatherings and community events. Additionally, a utility room with washing machines and dryers adds to the convenience of daily living.

Parking is available for residents, making it easy to come and go as you please. The property is conveniently located close to local amenities and transport links, ensuring that everything you need is within easy reach. This flat presents an excellent opportunity for those seeking a supportive and friendly community in a prime location. Whether you are looking to downsize or simply enjoy a more relaxed lifestyle, this retirement flat is a wonderful choice.

