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CARDIFF VALE CAERPHILLY BRISTOL



Pantbach Road

RHIWBINA



Nestled on Pantbach Road, this charming two-bedroom ground floor flat presents an excellent opportunity for both first-time buyers and investors alike.

Comments by Ms Nadia Refae



Property Specialist

Ms Nadia Refae

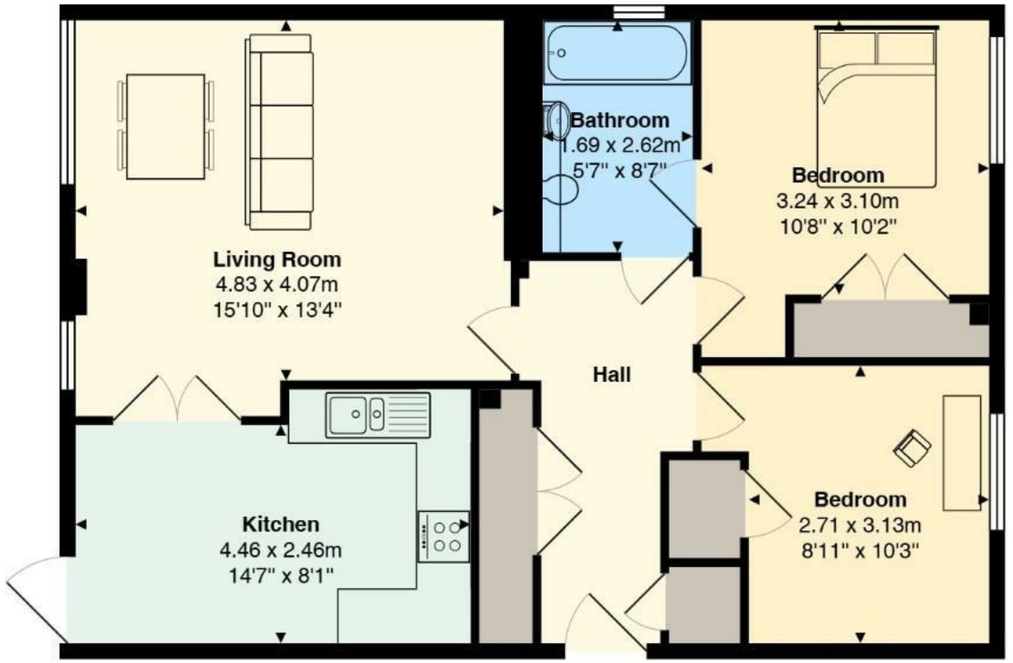
Valuer

nadia@jeffreyross.co.uk

Comments by the Homeowner

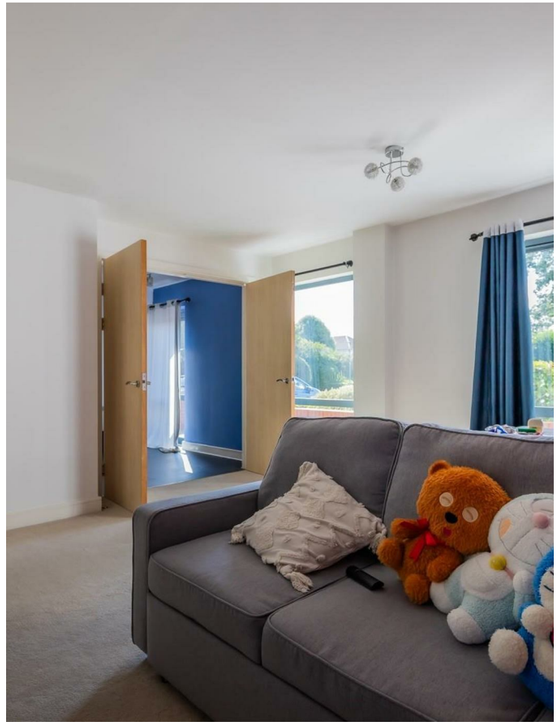


The Monico



Total Area: 72.5 m² ... 780 ft²

All measurements are approximate and for display purposes only





Pantbach Road

Rhiwbina, Cardiff, CF14 1UU

Offers Over

£220,000

2 Bedroom(s) 1 Bathroom(s) 780.00 sq ft



Contact our

Llanishen Branch

02920 499680

Nestled on Pantbach Road, this charming two-bedroom ground floor flat presents an excellent opportunity for both first-time buyers and investors alike. Spanning an impressive 780 square feet, the property boasts a well-designed layout that maximises space and comfort.

Upon entering, you will find a bright and airy living room that serves as the heart of the home, perfect for relaxation or entertaining guests. The spacious bedrooms offer ample room for furnishings, ensuring a comfortable living experience. The flat features a convenient Jack and Jill bathroom, providing easy access from both bedrooms while maintaining privacy.

One of the standout features of this property is the allocated parking space, a rare find in urban settings, making it ideal for those with a vehicle. Additionally, the flat is offered with no onward chain, allowing for a smooth and efficient purchase process.

Situated close to local amenities, residents will enjoy easy access to shops, cafes, and public transport links, enhancing the appeal of this delightful home. Whether you are looking to settle down or seeking a lucrative rental opportunity, this flat on Pantbach Road is a must-see. Don't miss your chance to make this lovely property your own.



Hall

Master Bedroom 10'7" x 10'2" (3.24 x 3.10)

Bedroom Two 8'10" x 10'3" (2.71 x 3.13)

Bathroom 5'6" x 8'7" (1.69 x 2.62)

Living Room 15'10" x 13'4" (4.83 x 4.07)

Kitchen 14'7" x 8'0" (4.46 x 2.46)

Tenure

We are informed by the owner that the property is Leasehold.

EPC

D

Council Tax

Band E

Additional Information

977 years remaining on the lease

Ground rent - £75 six monthly - £150 annually

Annual service charge - £2093.48

School Catchment Area

My English medium primary catchment area is Rhiwbeina Primary School

My English medium secondary catchment area is Whitchurch High School

My Welsh medium primary catchment area is Ysgol Y Wern

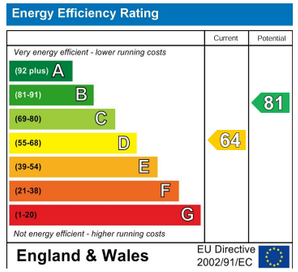
My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf










Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
64
81
England & Wales
EU Directive 2002/91/EC



