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*Tatham Road*

LLANISHEN



*Stylish second floor apartment wiht open plan living and modernised bathrooms, this would make an ideal first time purchase or buy to let investemnt given how strong the rents are in the area. the proeprty is offered with no onward chain*

Comments by Mr Elliott Hooper-Nash



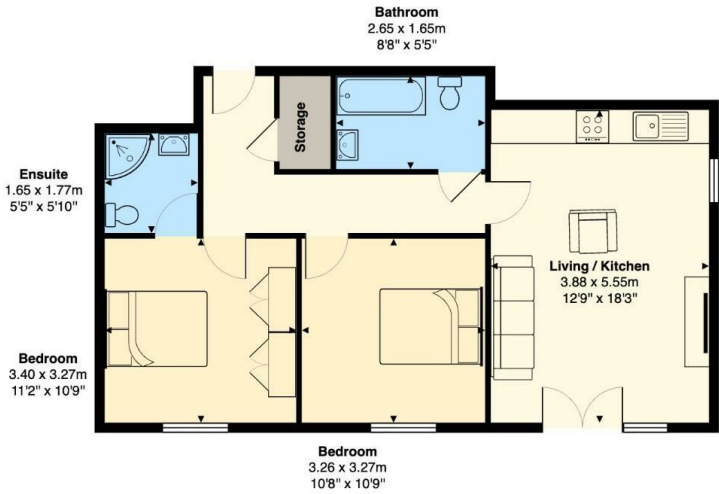
**Property Specialist**  
**Mr Elliott Hooper-Nash**  
Director

Elliott@jeffreygross.co.uk



*A fantastic apartment and community. We really hope the new owners make as many happy memories here as we did.*

Comments by the Homeowner



Tatham Road, Llanishen, CF14 5FD

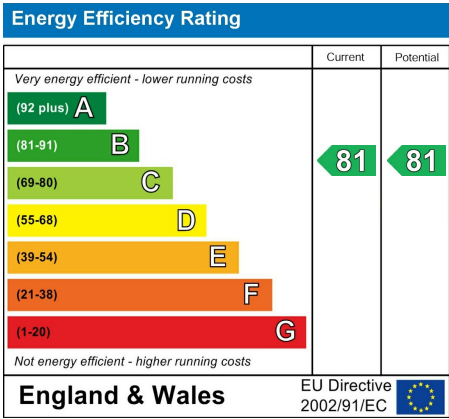
Total Area: 62.0 m<sup>2</sup> ... 668 ft<sup>2</sup>

All measurements are approximate and for display purposes only





|                                                                                                                       |                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Entrance Hallway                                                                                                      | Ground Rent<br>£125 every 6 months                                                                                                                      |
| Bedroom One                                                                                                           | Council Tax<br>Band D                                                                                                                                   |
| Ensuite                                                                                                               | Additional Information<br>No chain<br>Rental Potential of £1,250+ pcm.<br>Walking distance to local amenities<br>Second floor apartment - stair access. |
| Bedroom Two                                                                                                           |                                                                                                                                                         |
| Bathroom                                                                                                              |                                                                                                                                                         |
| Open Plan Living / Kitchen / Dining                                                                                   |                                                                                                                                                         |
| Storage Cupboard                                                                                                      |                                                                                                                                                         |
| Car Parking<br>Space number 27                                                                                        |                                                                                                                                                         |
| Tenure<br>We are informed by our client that the property is Leasehold, this is to be confirmed by your legal advisor |                                                                                                                                                         |
| Lease Details<br>125 years from 1st January 2008 - 106 years remaining                                                |                                                                                                                                                         |
| Service Charges<br>£806.08 every 6 months                                                                             |                                                                                                                                                         |



# Tatham Road

Llanishen, Cardiff, CF14 5FD

Asking Price

£180,000

2 Bedroom(s)

2 Bathroom(s)

688.00 sq ft

Contact our

**Llanishen Branch**

02920 499680

Welcome to this charming second-floor flat located on Tatham Road in the desirable area of Llanishen, Cardiff. This delightful property offers a comfortable living space of 688 square feet, making it an ideal choice for individuals or small families seeking a modern home.

As you enter, you will find a well-appointed reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat features two spacious bedrooms, ensuring ample space for rest and privacy. Both bathrooms have been thoughtfully modernised, offering contemporary fixtures and fittings that enhance the overall appeal of the property.

One of the standout features of this flat is the lovely Juliette balcony, which allows natural light to flood the living area while providing a charming view of the surroundings. Additionally, the property benefits from allocated parking, a valuable asset in this bustling area.

Please note that there is no lift in the building. The location in Llanishen is highly sought after, with a range of local amenities, parks, and excellent transport links nearby, making it a convenient choice for those commuting to Cardiff city centre or beyond.

In summary, this modernised flat on Tatham Road presents a wonderful opportunity for anyone looking to settle in a vibrant community. With its appealing features and prime location, it is sure to attract interest from prospective buyers or renters alike. Do not miss the chance to make this delightful property your new home.



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