

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)

CARDIFF

VALE

CAERPHILLY

BRISTOL

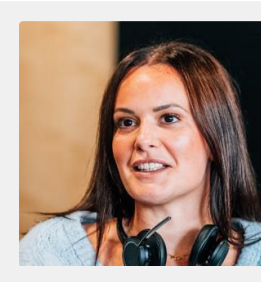
Castle Hill

ST. FAGANS



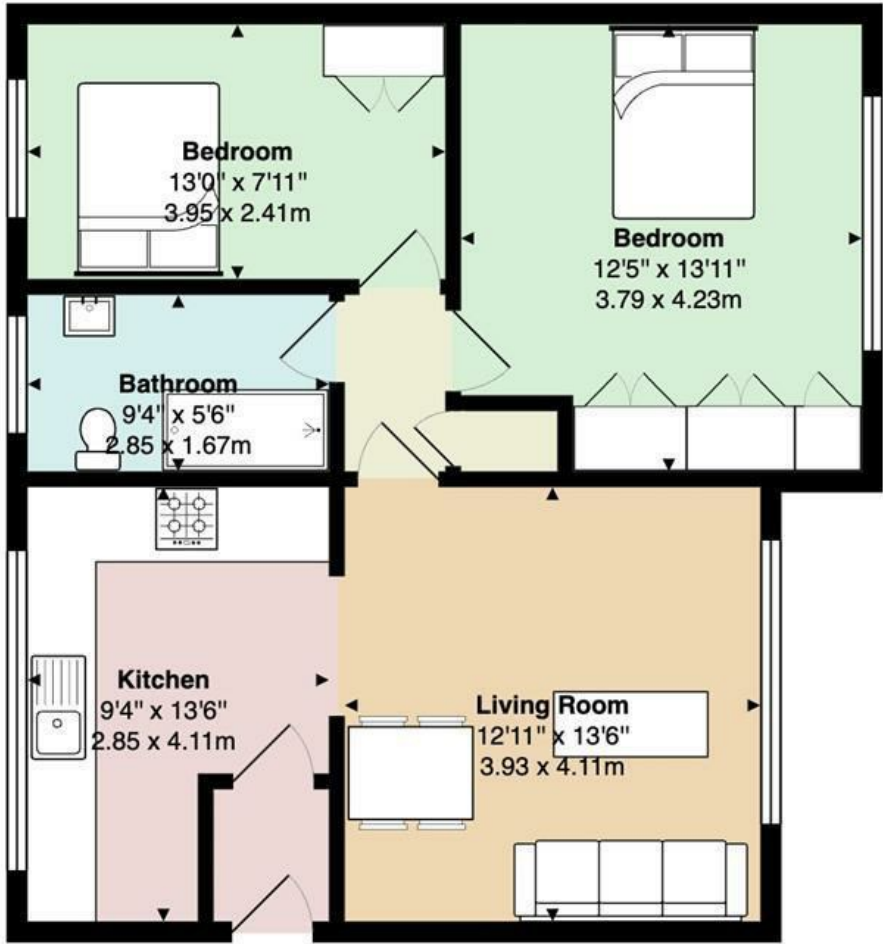
*Just a stone's throw from St Fagans Museum, this contemporary apartment offers a striking contrast to the area's charming historic properties.*

Comments by Mrs Ruby Ledley



**Property Specialist**  
**Mrs Ruby Ledley**  
Valuer

[ruby@jeffreycross.co.uk](mailto:ruby@jeffreycross.co.uk)



Castle Hill Court

Total Area: 677 ft² ... 62.9 m²

All measurements are approximate and for display purposes only

Comments by the Homeowner





# Castle Hill

St. Fagans, Cardiff, CF5 6EJ

Guide Price

£215,000



2 Bedroom(s)



1 Bathroom(s)



688.00 sq ft



Contact our  
**Pontcanna Branch**  
02920 499680

Situated in the sought-after Castle Hill area of St Fagans, Cardiff. Extending to approximately 688 sq ft, the ground floor apartment has been well maintained and thoughtfully updated, making it perfectly suited to contemporary living.

Upon entering, you are greeted by a bright and spacious reception room, offering a welcoming setting ideal for both everyday living and entertaining guests. The property boasts two well-proportioned double bedrooms, providing comfortable and versatile accommodation, along with a neatly presented bathroom designed with practicality in mind.

A key advantage of this home is that it is offered chain free, ensuring a straightforward and stress-free buying process. St Fagans itself is a highly desirable location, renowned for its historic charm and scenic surroundings, offering a peaceful yet well-connected lifestyle.

Ideal for first-time buyers, downsizers, or small families, this property presents a fantastic opportunity to secure a stylish and characterful home in a popular area.



|                                                                                                                                                                                                                      |                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Porch                                                                                                                                                                                                                | EPC             |
| Kitchen 9'4 x 13'6 (2.84m x 4.11m)                                                                                                                                                                                   | RATING          |
| Lounge Diner 12'11 x 13'6 (3.94m x 4.11m)                                                                                                                                                                            | Service Charge  |
| Bedroom 1 12'5 x 13'11 (3.78m x 4.24m)                                                                                                                                                                               | £2000 per annum |
| Bedroom 2 13 x 7'11 (3.96m x 2.41m)                                                                                                                                                                                  |                 |
| Bathroom 9'4 x 5'6 (2.84m x 1.68m)                                                                                                                                                                                   |                 |
| Council Tax                                                                                                                                                                                                          |                 |
| Band C                                                                                                                                                                                                               |                 |
| School Catchment                                                                                                                                                                                                     |                 |
| St Fagan's C.W Primary School<br>Radyr Comprehensive School                                                                                                                                                          |                 |
| Ysgol Gymraeg Coed-Y-Gof<br>Ysgol Gyfun Gymraeg Plasmawr                                                                                                                                                             |                 |
| Tenure                                                                                                                                                                                                               |                 |
| Leasehold Share of Freehold with 83 years remaining on the lease.<br>This is to be confirmed by your legal representative.<br>The vendor has advised they will extend the lease on sale of the property to 999 years |                 |





| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 69      | 76                         |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

