



THE RETREAT, THE CHANTRY

LLANDAFF





THE RETREAT, THE CHANTRY

LLANDAFF, CF5 2NT - £1,100 PCM



1 bedroom(s)



1 bathroom(s)



561.00 sq ft

Beautifully finished ground floor apartment in this exclusive Arts and Crafts style development in Llandaff. The property briefly comprises; an open-plan living, dining and kitchen which has been finished to a very high standard with integrated Neff appliances and Silestone worktops. There is a double bedroom with a fitted wardrobe and a spacious bathroom finished with Duravit sanitary-ware and Porcelenosa tiling. This property also benefits from underfloor heating throughout and a secure, allocated parking space. Available unfurnished.

EPC RATING of B
COUNCIL TAX BAND of E

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

PROPERTY SPECIALIST

Ms Cody Byrne

cody@jeffreycross.co.uk

Property Management Co-ordinator





Energy Efficiency Rating

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















HALLWAY

Accessed via a communal entrance hallway. A contemporary space benefiting from tiled flooring with underfloor heating, down-lighting, entry phone. Doors to all rooms.

LIVING/KITCHEN/DINING ROOM

A bright open plan space fitted with a continuation of tiled flooring and underfloor heating. The contemporary kitchen is fitted with a range of base and wall units with eye level oven. Integrated dishwasher, fridge/freezer and hob with extractor over. Composite work surfaces with stainless steel under mount sink and integral drainer with mixer tap over. Under cabinet lighting.

MASTER BEDROOM

The under-floor heating continues to the bedroom which is fully carpeted and features fitted mirrored wardrobes with integrated drawers. There are two uPVC windows to the side aspect.

BATHROOM

Spacious, boutique-style bathroom with Duravit sanitaryware with a smart bath/shower thermostatic tapless design. Fully tiled from Porcelanosa. Chrome towel rail.

PARKING

One allocated space.

COUNCIL TAX

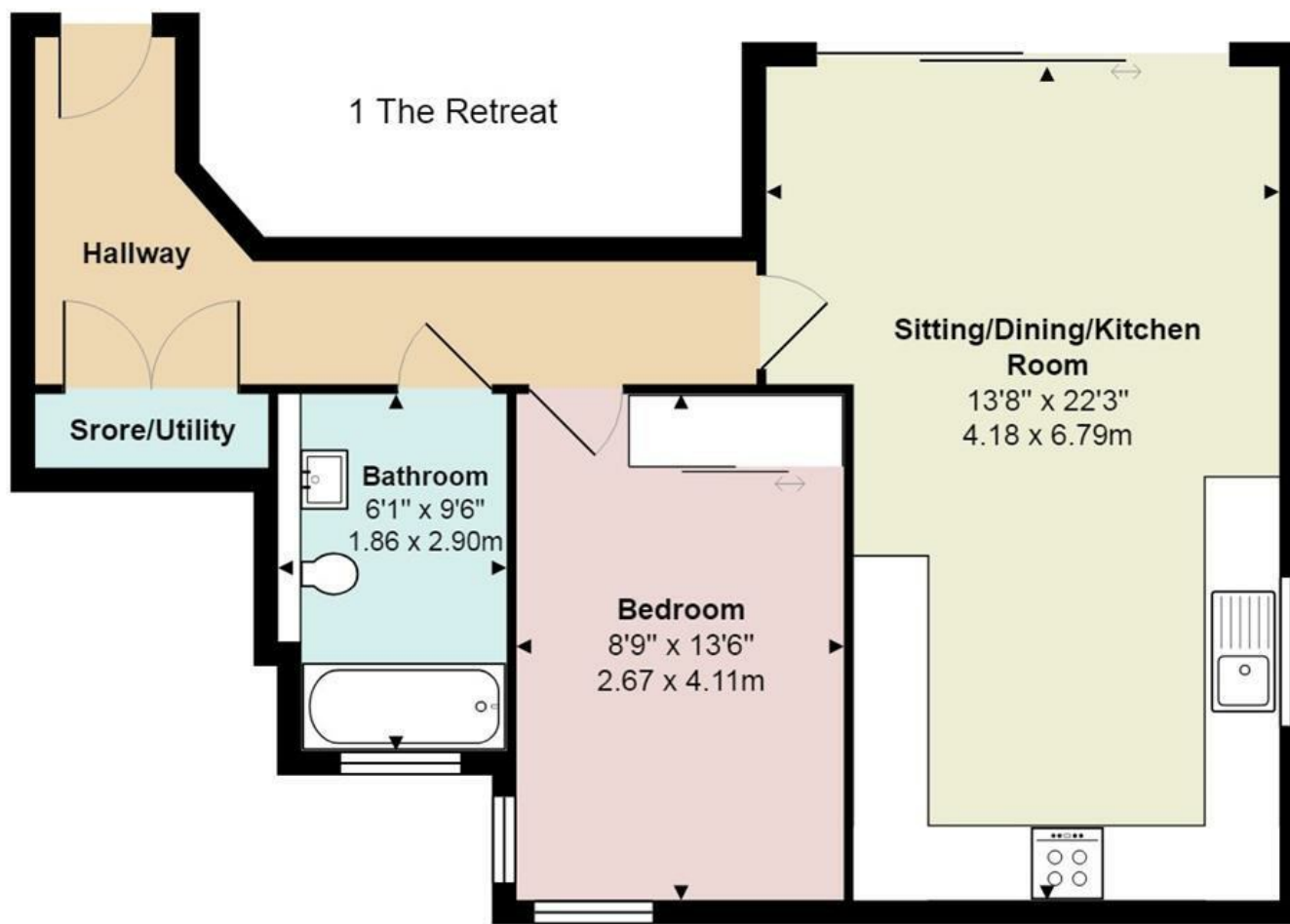
Band E.

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Beautiful apartment in this exclusive
Llandaff development.

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Comments by Ms Cody Byrne



Total Area: 561 ft² ... 52.1 m²

All measurements are approximate and for display purposes only

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