

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



JIM DRISCOLL WAY



COMMUNAL ENTRANCE

Access to all flats and to the rear communal garden.

HALL

Intercom entry phone, access to all rooms, airing cupboard housing the hot water tank.

LOUNGE

5.00m x 3.07m (16'5" x 10'1")

Generous living space open plan to the kitchen and dining area, part vaulted ceiling, fully glazed door with side glazed panel opens to a 'Juliet' balcony with a water view over the River Ely, TV point, telephone point.

KITCHEN DINING

3.76m max x 2.44m (12'4" max x 8'22)

Fitted wall and base units with round edge worktop and inset stainless steel one & half bowl sink & drainer, built in oven, hob & cooker hood, plumbed for washing machine with space for other white goods, room for table & chairs, window to rear affording a superb water view of the River Ely.

BEDROOM

3.76m x 2.54m (12'4" x 8'4")

Generous double bedroom, window to front overlooking the River Ely, built in double and single wardrobes.

BATHROOM

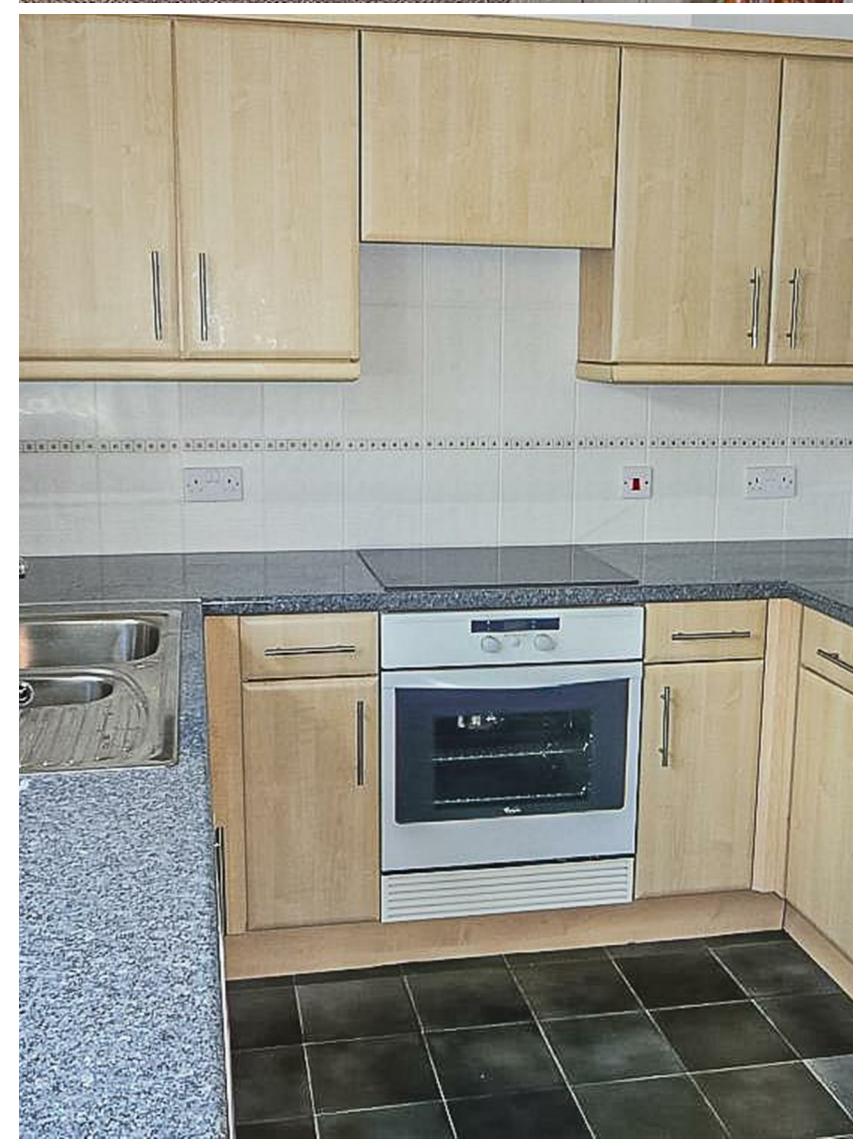
Fitted white suite comprising panel bath - shower over, vanity wash hand basin and close coupled wc, window to rear, tiled surround, heated chrome towel rail, extractor fan, twin shaver point.

GROUNDS

Set in communal grounds with an enclosed lawned rear communal garden for residents only with established shrub borders, secure access to an allocated under croft parking space plus visitor spaces.

INFORMATION

We believe the property is leasehold with a 999 year lease from 1st January 2002. Annual service charge - £2,427.22 with a ground rent of £63.00 per annum
With a council Banding - Band D £1,922.19 (2025-2026)



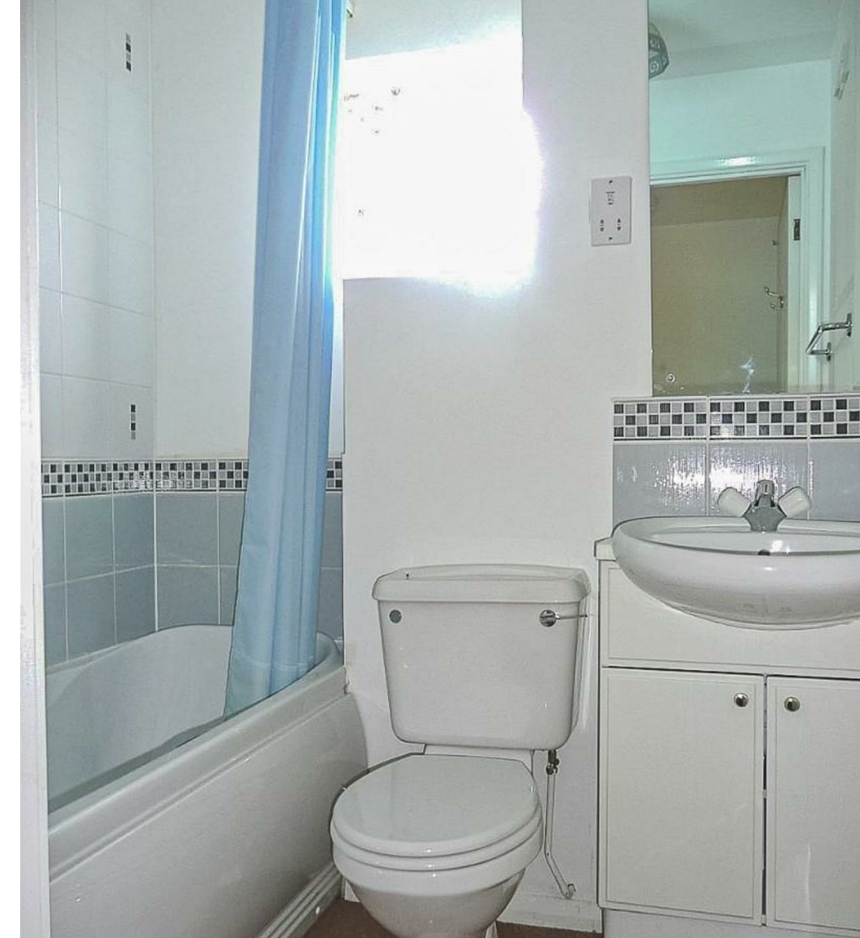


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, CF11 7JA - £125,000

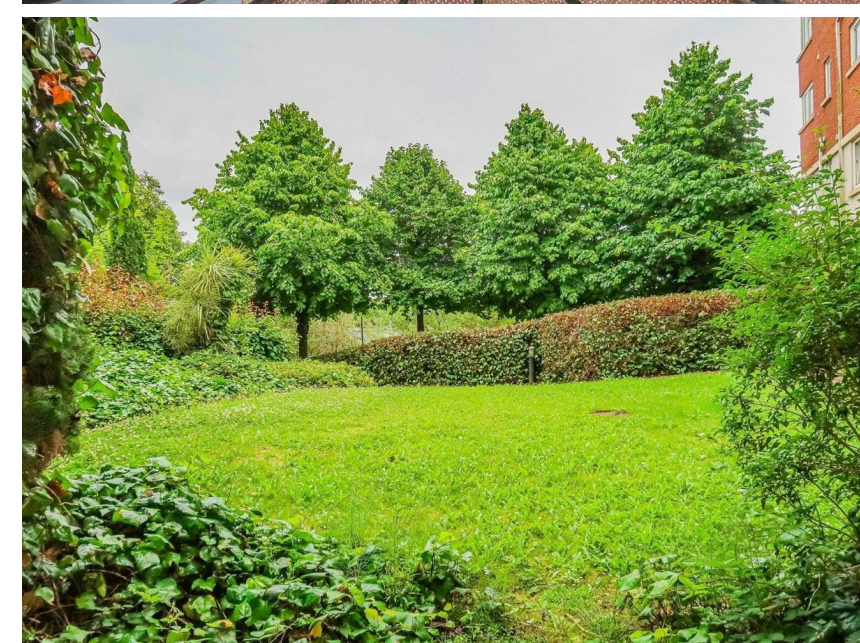
 1 Bedroom(s)  1 Bathroom(s)  473.00 sq ft

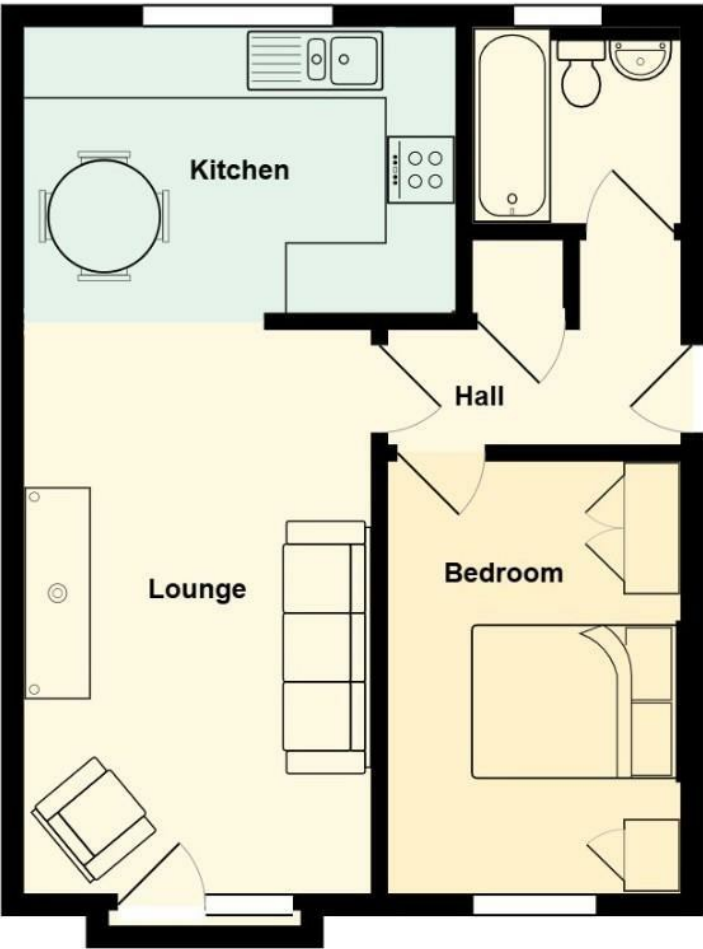
Located upon the top floor (3rd) of this waterfront building is this spacious 1 bedroom flat. Boasting water views of the River Ely from the lounge, kitchen & bedroom. Benefitting from secure access to an allocated undercroft parking space. At the rear a generous lawned communal garden for residents only with visitor parking spaces. Briefly comprising a communal entrance, hall, generous lounge with 'Juliet' balcony and lounge open to a kitchen and dining area with built in oven, hob & hood, 1 double bedroom - built in wardrobes plus a bathroom/wc - shower. Complimented with upvc double glazing and electric heating. For sale with no on going chain and an early completion. Viewing recommended to take in the views.



PROPERTY SPECIALIST

Mr Paul Davies
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Negotiator





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(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 