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CARDIFF VALE CAERPHILLY BRISTOL

This is an excellent flat for a first time buyer or for a Landlord looking to expand their portfolio. The property has been very well looked after throughout ownership. Any new owner, could very easily move straight in. Call the office on 02920 867711 and book your viewing today!

Comments by Megan Cannon

Property Specialist

Megan Cannon

Lettings Negotiator

megan.cannon@brinsons.co.uk

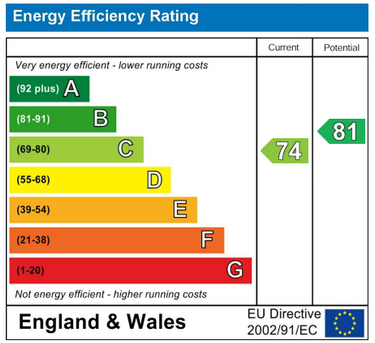
The property has been a great asset. I've been lucky with my tenant, who has looked after the place very nicely.

Comments by the Homeowner

B 23 Heron Drive

Total Area: 42.6 m² ... 458 ft²

All measurements are approximate and for display purposes only



Entrance Hall

Storage

Bathroom

Kitchen 7'10" x 7'1" (2.40 x 2.18)

Living Room 11'3" x 14'5" (3.45 x 4.40)

Bedroom 9'4" x 11'0" (2.86 x 3.36)

Fitted Wardrobes

Tenure

We are informed by our client that the property is Leasehold, this is to be confirmed by your legal advisor.

School Catchment

Welsh Medium Primary School : YSGOL PENALLTAU
Welsh Medium Secondary School : YSGOL GYFUN CWM RHYMNI
English Medium Primary School : YSTRAD MYNACH PRIMARY
English Medium Secondary School : LEWIS SCHOOL PENGAM/ LEWIS GIRLS COMPREHENSIVE SCHOOL

Council Tax

BAND B

Lease details

SERVICE CHARGE = £1629.80 PA
GROUND RENT = £50 PA
LEAE TERM = 125 years
Years remaining = 106 years

SC covers maintenance of all communal areas.

Management company: Lambert Smith Hampton Residential

Heron Drive

, Penallta, CF82 6AJ

Asking Price

£100,000

1 Bedroom(s) 1 Bathroom(s) 458.00 sq ft

Contact our
Brinsons Caerphilly Branch
029 20867711

* THIS PROPERTY COULD BE ELIGIBLE FOR A VENDOR GIFTED DEPOSIT OF 10%*

FOR MORE INFORMATION PLEASE SPEAK TO GROVESNOR MAY FINCANCIAL SERVICES, WHO ARE PART OF THE JHEFFREYR ROSS GROUP.

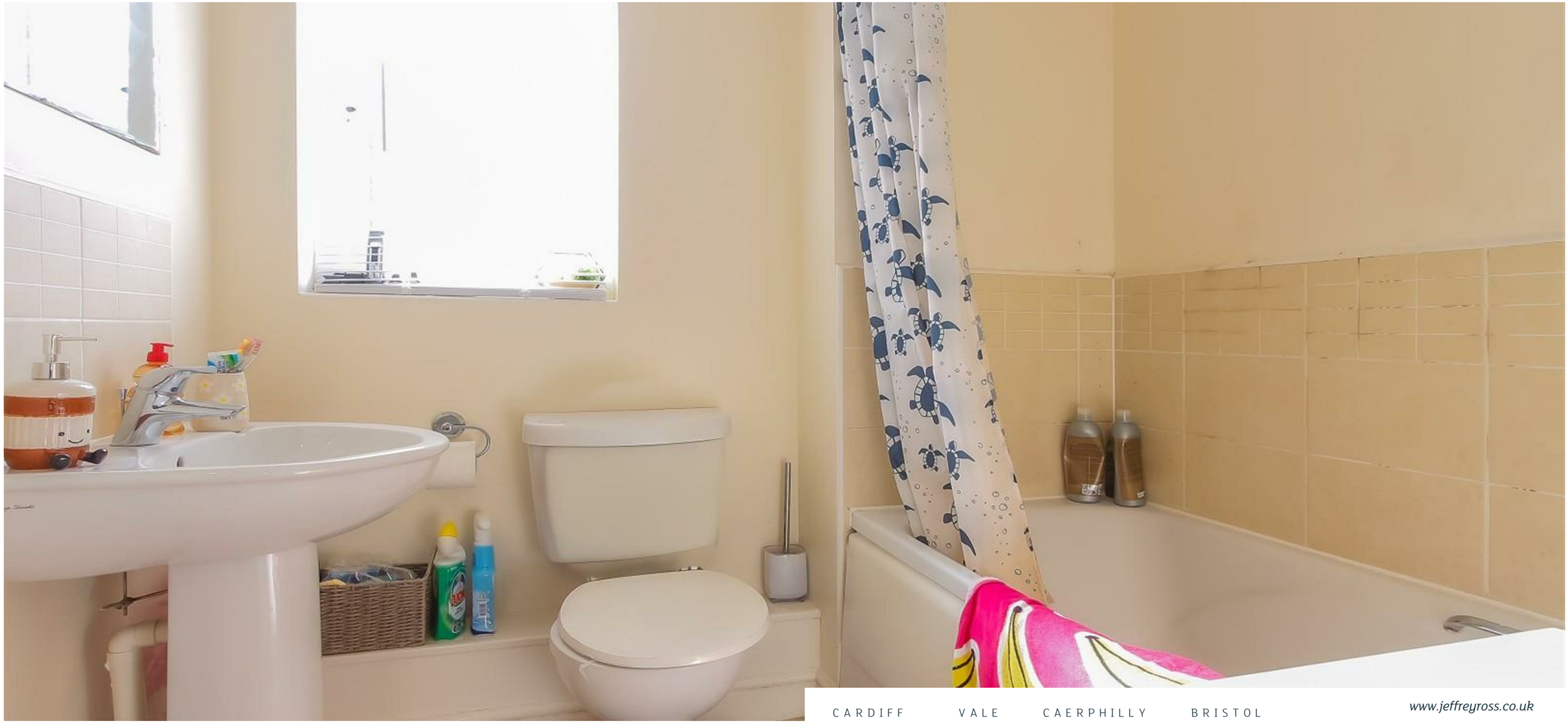
SOLD AS CHAIN FREE

This well-presented one-bedroom ground floor apartment offers comfortable and convenient living, making it an ideal choice for first-time buyers, downsizers, or investors alike.

Situated within the highly sought-after Cwm Calon Estate, the property enjoys close proximity to a range of local amenities, including shops, excellent transport links, and the popular Penallta Park—perfect for outdoor leisure and relaxation.

The accommodation comprises a spacious double bedroom, a well-appointed bathroom, a fitted kitchen, and a bright and airy lounge. Positioned entirely on the ground floor, the apartment provides easy access throughout, with a practical layout well-suited to modern living.

Further benefits include an efficient all-electric heating system and an allocated parking space, adding to the property's overall convenience and appeal.

This is a fantastic opportunity not to be missed.

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