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MR HOMES
SALES & LETTINGS



Rookwood Close
Llandaff
Cardiff CF5 2NR

Guide Price £160,000 to £170,000
Leasehold

Rookwood Close Llandaff Cardiff CF5 2NR

Overview

- TWO BEDROOMS
- LOUNGE
- BATHROOM
- SPACIOUS KITCHEN
- GAS CENTRAL HEATING WITH COMBI BOILER
- QUIET CUL DE SAC
- WALKING DISTANCE TO LLANDAFF VILLAGE
- LOCAL TRAIN STATION CLOSE BY
- NO CHAIN
- OVER 900 YEAR LEASE



***GUIDE PRICE £170,000 to £180,000 ***
TOP FLOOR FLAT - 980 YEAR LEASE - NO CHAIN*** MR Homes are Delighted to Bring to Market this Well Presented Two Bedroom Spacious Top Floor Flat Which is Situated in a Cul-De-Sac in a Very Sought-After Location. The Property is Within Walking Distance of Very Poplar Llandaff Village that has a Great Selection of Coffee Shops, Restaurant's, Hairdressers, Supermarket and Car Park Offering Free Parking for up to Two Hours also Close by is the Local Train Station. The Property Comprises of: Hall, Lounge, Kitchen, Two Bedrooms & Bathroom it Further Benefits from Gas Central Heating.
EPC Rating - E
Council Tax band – D
Viewing Strictly by Appointment Only – Please contact Mr Homes on 02920 204 555
Free Mortgage Advice Available on Request

Entrance Hallway

Doors leading to kitchen, living room, bedroom 1 & 2 and bathroom. Access to loft hatch. Access to cupboard housing electric meter and consumer unit. Single panel radiator. fitted carpet

Living Room

16' 8" x 12' 0" (5.07m x 3.65m)

Fitted carpets. uPVC double glazed window to front. 2 single panel radiators.

Kitchen

11' 6" x 6' 7" (3.5m x 2m)

Tiled flooring, uPVC double glazed window to rear. 4 ring gas hob with oven underneath and extractor above. Ideal Logic combi 24 boiler. Stainless Steel sink with mixer tap. Tiling above worktop.

Pantry

2' 4" x 4' 7" (0.7m x 1.4m)

Tiled flooring leads to kitchen, housing gas meter.

Bedroom 1

13' 4" x 9' 11" (4.07m x 3.01m)

Fitted carpets, uPVC double glazed window to front. Double panel radiator.

Bedroom 2

12' 2" x 10' 6" (3.72m x 3.20m)

Fitted carpets, uPVC double glazed window to rear. Single panel radiator.

Bathroom

8' 3" x 5' 7" (2.51m x 1.69m)

Vinyl flooring, bath with shower above. Chrome heated towel radiator. Wash hand basin with mixer tap. W.c. uPVC double glazed obscured window to side. Sensor lighting



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



CARDIFF WEST

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