

02920 204 555

Homes House

253 Cowbridge Road West,

Cardiff, CF5 5TD

Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk


MR HOMES
SALES & LETTINGS



Rookwood Close,
Llandaff, Cardiff
CF5 2NS

Guide Price £159,950 to £169,950
1/6 Share of Freehold

Rookwood Close Llandaff, Cardiff, CF5 2NS

Overview

- NO CHAIN!!!
- 2-BED 1st FLOOR FLAT
- 1/6 SHARE OF FREEHOLD
- 900+ YEARS
- SPACIOUS LOUNGE
- KITCHEN & UTILITY ROOM
- 2x DOUBLE BEDROOMS
- MODERN BATHROOM SUITE
- GARAGE
- SOUGHT AFTER LOCATION
- EPC RATING = C. COUNCIL TAX = D.



NO CHAIN!!!

2x DOUBLE BEDROOM 1st FLOOR FLAT
IN A SOUGHT-AFTER LOCATION OF
LLANDAFF.

1/6 SHARE OF FREEHOLD.

SERVICE/MAINTENANCE & BUILDINGS
INSURANCE CHARGES = £240 PER
ANNUM. As Advised by Vendor

MR HOMES are pleased to Offer
FOR SALE this 2-Bedroom 1st Floor
Flat, comprising in brief; Communal
Entrance, Steps up to 1st Floor
Communal Landing, Door into
Entrance Hallway, Spacious Lounge,
Kitchen with Utility Room, Bedroom 1,
Bedroom 2 & a Modern Family
Bathroom Suite. The Property
Benefits from uPVC Double Glazing
Windows & Gas Central Heating
powered by an Ideal Exclusive 24kw
Combi-Boiler.

EPC Rating = C.

Council Tax Band = D.

WWW.MR-HOMES.CO.UK

**FREE MORTGAGE ADVICE AVAILABLE
UPON REQUEST...**



Communal Entrance Hall

Staircase to 1st Floor Communal Landing & Door to Rear Communal Garden

Entrance Hallway

19' 5" max x 5' 10" max (5.91m x 1.78m)

Living Room

16' 11" x 11' 10" (5.15m x 3.60m)

Kitchen

11' 8" x 7' 7" (3.55m x 2.31m)

Utility Room

5' 9" x 2' 10" (1.75m x 0.86m)

Bedroom 1

13' 1" x 10' 0" (3.98m x 3.05m)

Bedroom 2

11' 10" x 10' 6" (3.60m x 3.20m)

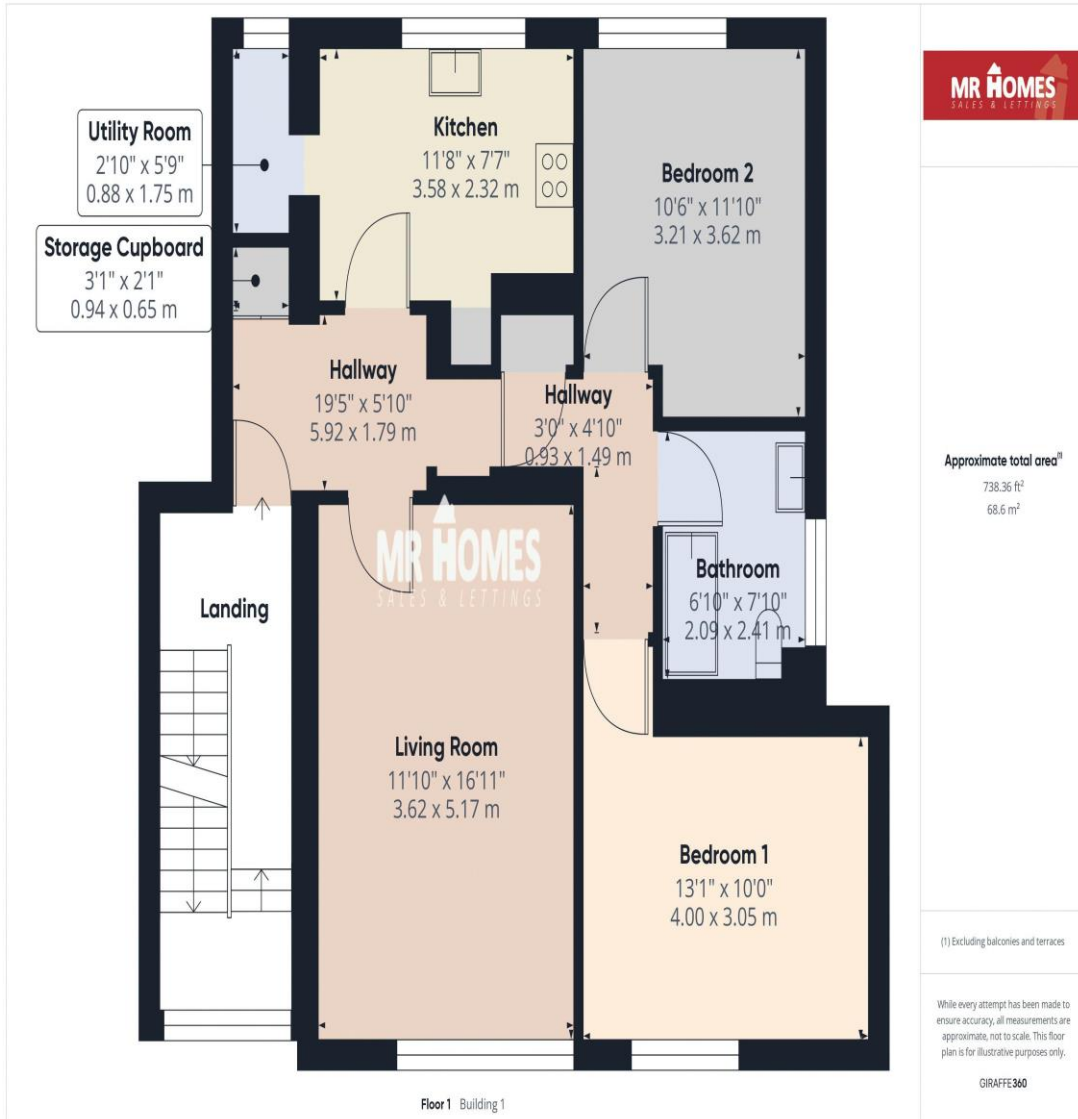
Bathroom

7' 10" x 6' 10" (2.39m x 2.08m)

Garage with Up 'n' Over Door



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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