



Glan Rhymini, Windsor Village Cardiff CF24 2TW

welcome to

Glan Rhymini, Windsor Village Cardiff

A purpose built FIRST FLOOR FLAT set in THE WINDSOR VILLAGE DEVELOPMENT in Pengam Green. This property is within walking distance of Newport Road with access to bus routes, a mixture of shops, accessible to Cardiff City Centre and A48/M4. This property is ideal for first time buyers or investors.

Communal Entrance

Via security door for access to only two flats in this block into:

Communal Hallway

Stairs rising to the entrance door to the flat.

Entrance

Via door into:

Hall

Double glazed window to front aspect, electric heater, intercom and access to:

Living Area/ Kitchen Area

15' 6" x 11' 9" (4.72m x 3.58m)

Living Area: Two double glazed windows to rear aspect, electric fire and carpeted flooring.

Kitchen Area: Fitted with wall and base level units with complementary work surface over, sink unit, integrated electric hob and oven, spaces for washing machine and fridge/freezer, built in storage cupboard, plinth heater, vinyl flooring and double glazed window to rear aspect.

Double Bedroom

11' x 9' 5" (3.35m x 2.87m)

Double glazed window to front aspect, electric heater, carpeted flooring.

Bathroom

6' 6" x 5' 6" (1.98m x 1.68m)

Fitted bath with shower over, WC, wash hand basin, vinyl flooring, tiled walls, LED vanity mirror cabinet, electric heated towel rail and extractor fan.

Outside

Communal Garden

Allocated Parking

The vendor has advised that the property has an allocated parking space via the undercroft access to the carpark at the rear.

Leasehold Information

The vendor has advised of the below:

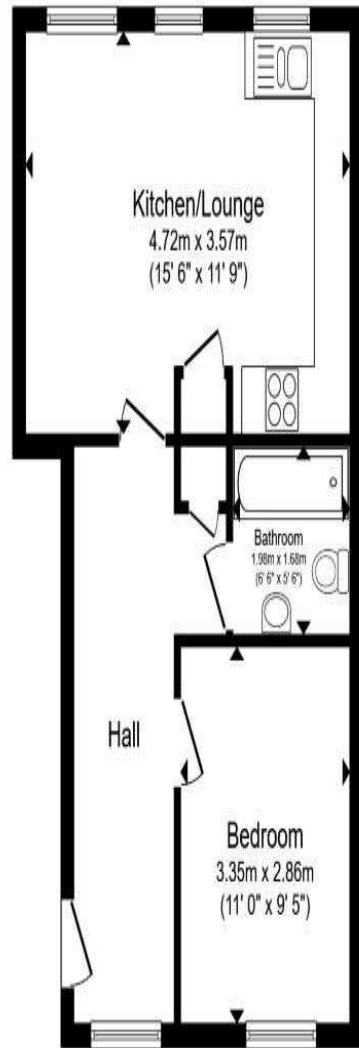
Length of Lease: Approx. 976 years left

Ground Rent: Approx. £65 per annum

Service Charge: Approx. £1711.40 per annum

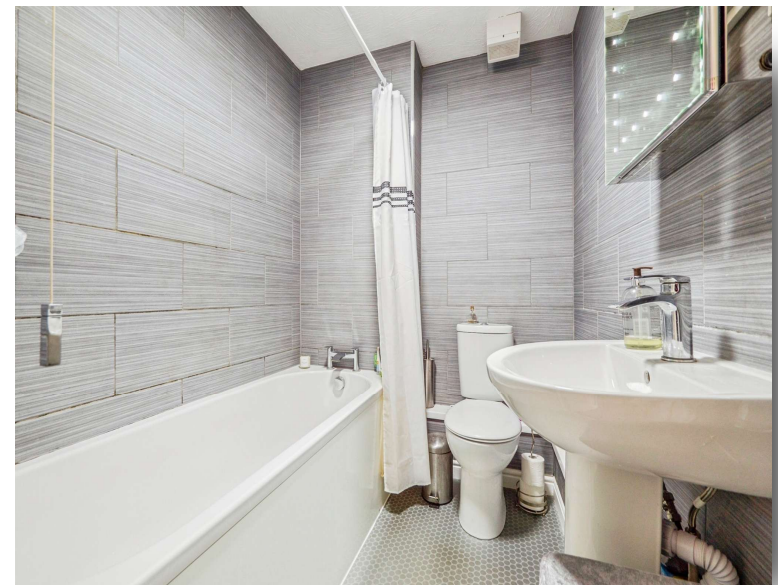
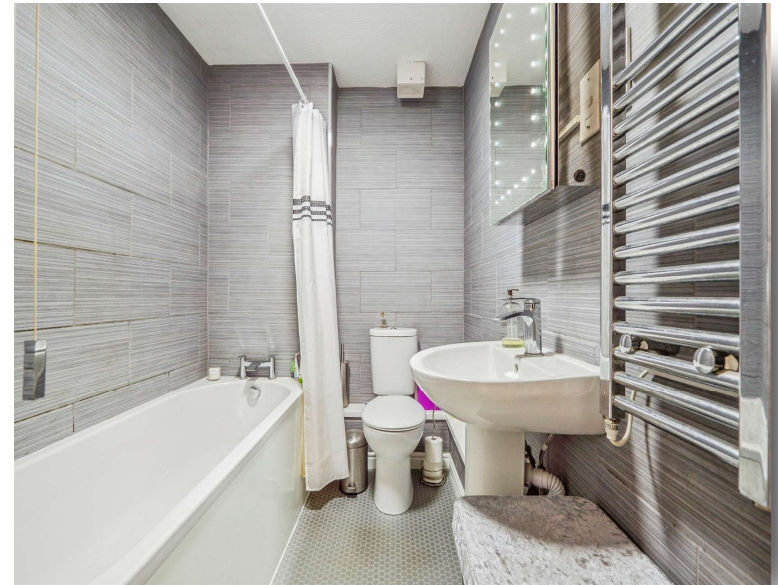
Service Charge Review Date: Approx. May 2026

The vendor has advised that water rates and buildings insurance are included in the service charge.



Total floor area 43.9 m² (473 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Glan Rhymini,
Windsor Village Cardiff

- Purpose Built First Floor Flat
- One Double Bedroom
- Open Plan Kitchen/Living Area
- Modernised Bathroom
- Communal Door to Access only Two Flats

Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: 1711.40
Ground Rent: 65.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000



view this property online allenandharris.co.uk/Property/ROA114497



Property Ref:
ROA114497 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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