



Wentloog Close, Rumney Cardiff CF3 3HA

welcome to

Wentloog Close, Rumney Cardiff

A well-presented two-bedroom first-floor flat in the popular area of Rumney, offering spacious accommodation, communal gardens and parking, with excellent access to local amenities, transport links and Cardiff City Centre. Ideal for first-time buyers or investors. Internal viewing recommended!

Communal Entrance

Entered via a secured communal access into:

Communal Hallway

Stairs rising to the first floor flat.

Entrance

Via door into:

Hall

Built in storage cupboard, laminate flooring, electric wall heater and access to:

Lounge

13' 3" x 12' 3" (4.04m x 3.73m)

Double glazed window to front aspect, electric radiator and laminate flooring.

Kitchen

11' 11" x 8' 6" (3.63m x 2.59m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine, dishwasher and fridge/freezer, cooker hood, laminate flooring, electric radiator, built in cupboard housing hot water tank, powerpoints and double glazed window to rear aspect.

Bedroom One

13' 3" x 9' 2" (4.04m x 2.79m)

Double glazed window to rear aspect, electric radiator, laminate flooring and built in wardrobe.

Bedroom Two

12' 9" x 8' 6" (3.89m x 2.59m)

Double glazed window to front aspect, electric radiator, laminate flooring and mirrored freestanding wardrobe (the vendor has advised she is leaving this).

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, tiled flooring, spotlights, electric heated towel radiator, extractor fan, partially tiled walls and double glazed window to side aspect.

Outside

Communal Garden

Area laid to lawn, patio area, timber bin storage area, fixed washing lines and coded gated side access.

Communal Parking

The vendor has advised that there are parking spaces which are not allocated.

Leasehold Information

The vendor has advised of the below:

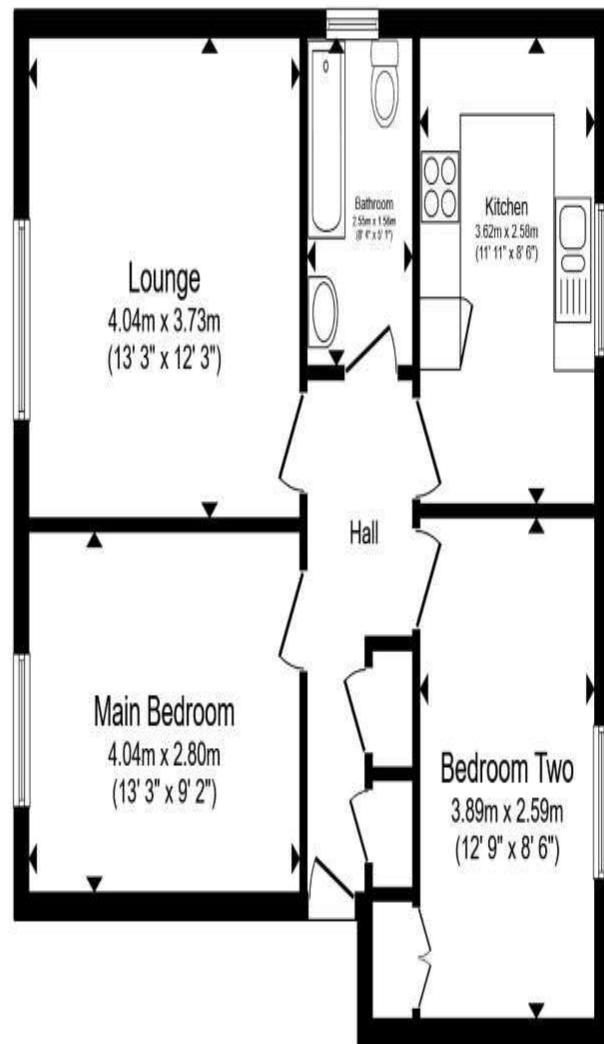
Length of Lease: Approx. 81 Years Left

Ground Rent: Approx. £10 per annum

Service Charge: Approx. £1400 per annum

Estate Agents Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Total floor area 58.5 m² (630 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



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Wentloog Close,
Rumney Cardiff

- Purpose Built First Floor Flat
- Two Bedrooms
- Lounge
- Fitted Kitchen
- Bathroom

Tenure: Leasehold EPC Rating: E
Council Tax Band: C Service Charge: 1400.00
Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1982.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

£170,000



view this property online allenandharris.co.uk/Property/ROA114981



Property Ref:
ROA114981 - 0002

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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