



Malefant House Malefant Street, Cathays Cardiff CF24 4QB

welcome to

Malefant House Malefant Street, Cathays Cardiff

Perfect for first-time buyers or investors, this well-presented first-floor flat is ideally situated in the sought-after area of Cathays. Enjoy the convenience of being within walking distance of a wide range of local amenities, shops, schools and excellent public transport links.

Communal Entrance

Via security door into:

Communal Hallway

Stairs rising to flat entrance

Entrance

Via internal fire door into flat

Hallway

Built in storage cupboard, radiator, thermostat and access to:

Lounge Area

19' 4" x 15' 6" (5.89m x 4.72m)

Three double glazed full aspect windows to front aspect and powerpoint.

Kitchen Area

8' 5" x 8' 3" (2.57m x 2.51m)

Fitted with a range of wall and base level units with complementary work surfaces over, stainless steel sink unit, integrated hob and electric oven with cooker hood, space for washing machine, extractor fan, tiled splashback, wall mounted combi boiler and double glazed window to side aspect.

Double Bedroom

12' 1" x 9' 8" (3.68m x 2.95m)

Two double glazed windows to side aspect, radiator, powerpoint and built in wardrobe.

Shower Room

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, extractor fan, heated towel rail and double glazed window to side aspect.

Leasehold Information

The vendor has advised that the property is 1/3 Share of the Freehold, the property has a 999 year lease from 2012 and the current buildings insurance premium is approx £300.

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."



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.focalagent.com



welcome to

**Malefant House Malefant Street,
Cathays Cardiff**

- First Floor Flat
- Open Plan Kitchen/Living
- Prime Location
- Double Bedroom
- Well Presented Throughout

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£150,000



view this property online allenandharris.co.uk/Property/ROA115107



Property Ref:
ROA115107 - 0003

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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