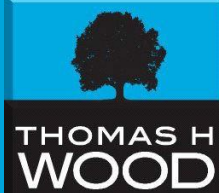




11 Heol Llinos

Thornhill, Cardiff, CF14 9JF



Asking Price Of £145,000

2 Bedrooms



A very pleasant two-bedroom ground floor apartment on this well maintained and peaceful development off Heol Hir. The property enjoys accommodation of generous dimensions, En-suite shower room to master bedroom and ample storage. Intercom system. Two allocated parking bays. Communal gardens and private patio. Located favourably for Sainsburys, Lisvane train station and The Cottage pub. This is an ideal first time buy or investment purchase in in the popular area of Thornhill North Cardiff.

HALLWAY

Solid wooden door accessing independent hallway with storage cupboard & access to all rooms. Wall mounted heater.

LOUNGE/DINING AREA

13' 9" x 11' 0" (4.19m x 3.35m) Open plan living/dining room with laminated flooring, painted walls and coving to ceiling, white uPVC double doors opening onto small patio area.



KITCHEN

10' 2" x 6' 9" (3.10m x 2.08m) uPVC double glazed window to side. Beech effect wall and base units with stainless steel sink unit with mixer taps, Granite effect work surfaces, built in electric oven and grill, stainless steel extractor, plus built microwave. Integrated washing machine and fridge freezer. Tiled splash backs, vinyl flooring spotlight.

BEDROOM 1

15' 1" x 8' 9" (04.62 m x 2.67m) A spacious double bedroom with uPVC double glazed window overlooking the rear aspect, wall mounted electric heater, carpet flooring, space for wardrobes and chest of draws, access to en-suite.

EN-SUITE

Shower cubicle with mixer shower, Low level WC, small wash hand basin, tiled splashbacks, vinyl flooring, extractor fan.

BEDROOM 2

10' 2" x 6' 9" (3.10m x 2.08m) uPVC double glazed window to front aspect, wall mounted electric heater with carpet flooring,

BATHROOM

Modern white suite with low level WC, wash hand basin with chrome mixer tap, bath with chrome mixer tap, half tiled wall, painted walls, tile effect lino flooring, uPVC window.

PARKING

The property benefits from two allocated parking space in a communal car park area.

TENURE

Leasehold. The term of the lease is for 999 years from 6 February 2002, Term remaining 981 years.

Ground Rent Approx £150 per annum.

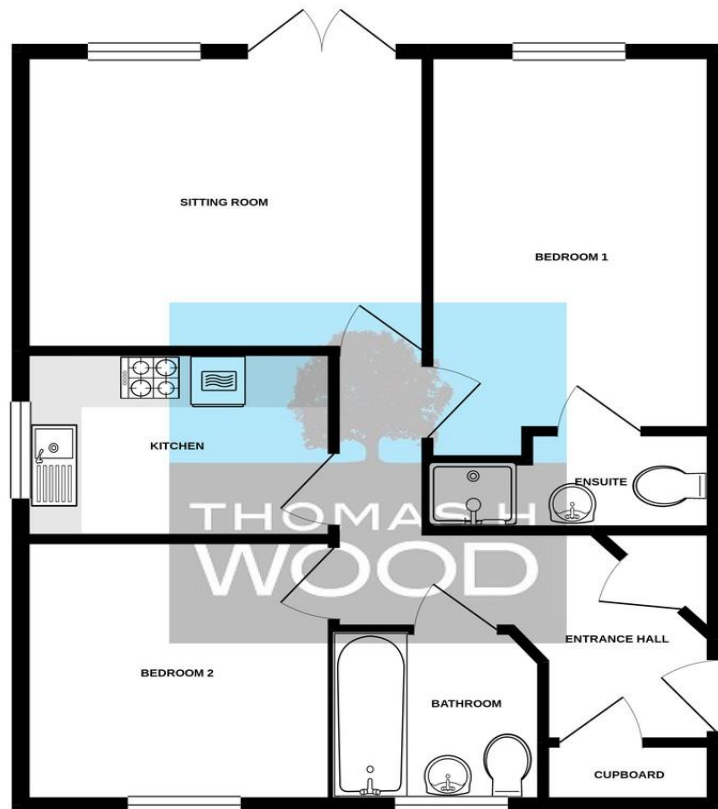
Service Charge Approx £1,581 per annum

COUNCIL TAX

BAND D

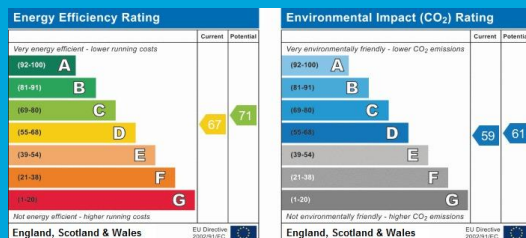


GROUND FLOOR
61.4 sq.m. (661 sq.ft.) approx.



TOTAL FLOOR AREA : 61.0 sq.m. (657 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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