

FOR SALE

£110,000 Leasehold



## Furness Close, Cardiff, South Glamorgan. CF5 4PG

- GROUND FLOOR
- BRAND NEW BATHROOM (FITTED 2025)
- MODERN KITCHEN
- GENEROUS STORAGE ROOM
- COUNCIL TAX BAND - A
- INVESTMENT OPPORTUNITY
- LARGE COMMUNAL REAR GARDEN
- 1 DOUBLE BEDROOM



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## PROPERTY DESCRIPTION

Welcome to this charming ground floor flat, ideal for first-time buyers or investors seeking a smart purchase. Featuring a spacious double bedroom, a modern kitchen, and a brand new bathroom fitted in 2025, this property blends comfort with style. Additional benefits include a generous storage room and access to a large communal rear garden, perfect for unwinding or socialising. With Council Tax Band A, this flat represents an affordable and practical opportunity in today's market.

Located in a well-connected and friendly neighbourhood, this property enjoys easy access to local amenities, public transport links, and green spaces. Whether you're commuting to work or exploring the nearby shops and cafes, the area offers convenience and a welcoming community atmosphere, making it an appealing place to settle down.

Inside, the modern kitchen provides ample workspace and contemporary fittings, ensuring a pleasant environment for cooking and entertaining. The double bedroom offers plenty of space for relaxation and rest, while the newly fitted bathroom showcases sleek fixtures and a fresh design. Furthermore, the generous storage room allows you to keep your belongings neatly organised and clutter-free. Completing this home is the spacious communal rear garden, offering a peaceful outdoor area to enjoy fine weather or connect with neighbours.



## ROOM DESCRIPTIONS

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### Communal Hallway

14' 10" x 6' 10" (4.52m x 2.08m)

### Entrance Hallway

13' 3" x 3' 3" (4.04m x 0.99m)

Enter via uPVC Door, Laminate Flooring, Radiator with Cover, Wall Mounted Door Entry System, Doors to; Large Walk-in-Wardrobe/Storage Room, 2nd Storage Cupboard with Radiator, Bedroom, Bathroom & Lounge/Diner.

### Storage Cupboard

7' 10" x 6' 9" (2.39m x 2.06m)

Fitted Carpet, Wall Mounted HEAT LINE Capriz2 24c Combi-Boiler.

### Bedroom

13' 3" x 9' 9" (4.04m x 2.97m)

Fitted Carpet, uPVC D/g Window to Front, Radiator.

### Bathroom

6' 5" x 6' 9" (1.96m x 2.06m)

RECENTLY FITTED - Tiled Flooring, Panel Bath with Electric Shower Over, Pedestal Wash Hand Basin, Close-Coupled W.c, Radiator, uPVC Obscured D/g Window to Rear, Fully Tiled Walls.

### Living room

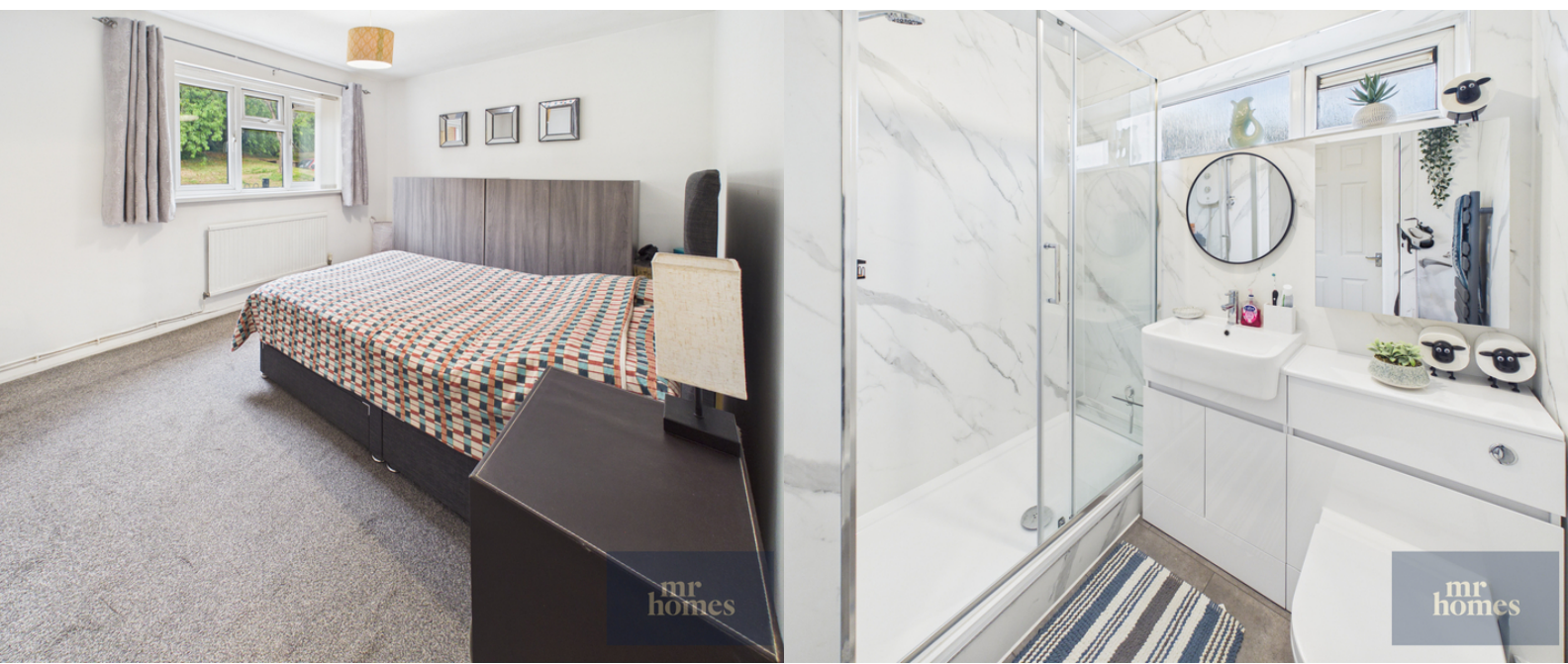
13' 3" x 10' 9" (4.04m x 3.28m)

Laminate Flooring, uPVC D/g Window to Front, Radiator, Door to Kitchen.

### Kitchen

9' 5" x 6' 10" (2.87m x 2.08m)

Laminate Flooring, uPVC D/g Window to Rear, Matching Wall & Base Units with Work Surfaces Over & Tiled Splashbacks, Stainless Steel Sink, Quarter Bowl & Drainer with Mixer Tap Over, Freestanding Gas Cooker, Space for Tall Fridge-Freezer, Plumbed for Washing Machine.



## MATERIAL INFORMATION

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**Council Tax:** Band A

N/A

**Parking Types:** Not Allocated.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** C (71)

**Annual Service Charge:** £817.00

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?**

No

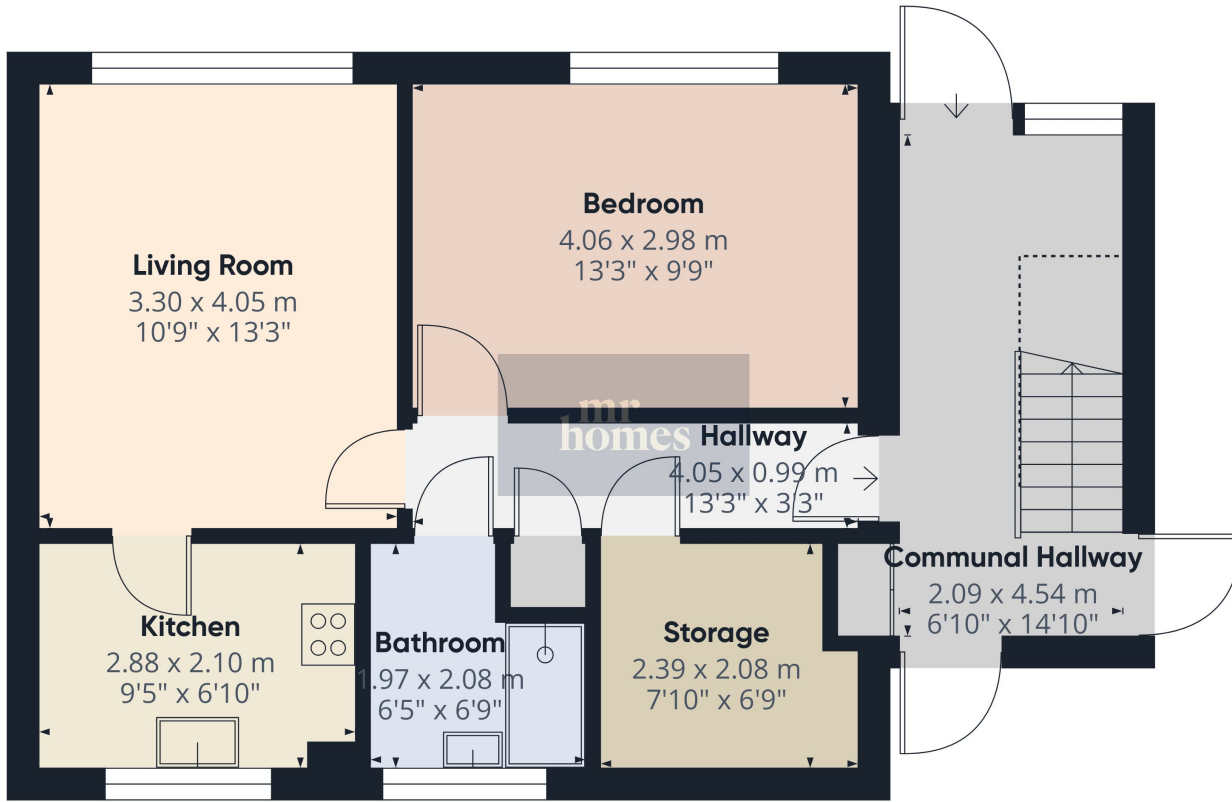
**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



# FLOORPLAN & EPC

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Approximate total area<sup>m</sup>

54.4 m<sup>2</sup>  
585 ft<sup>2</sup>

Reduced headroom

1.9 m<sup>2</sup>  
21 ft<sup>2</sup>

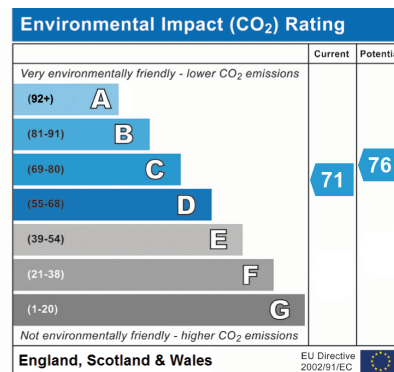
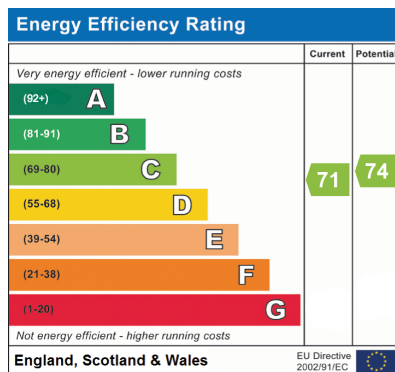
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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