

FOR SALE

Guide Price £165,000 to £175,000 Leasehold



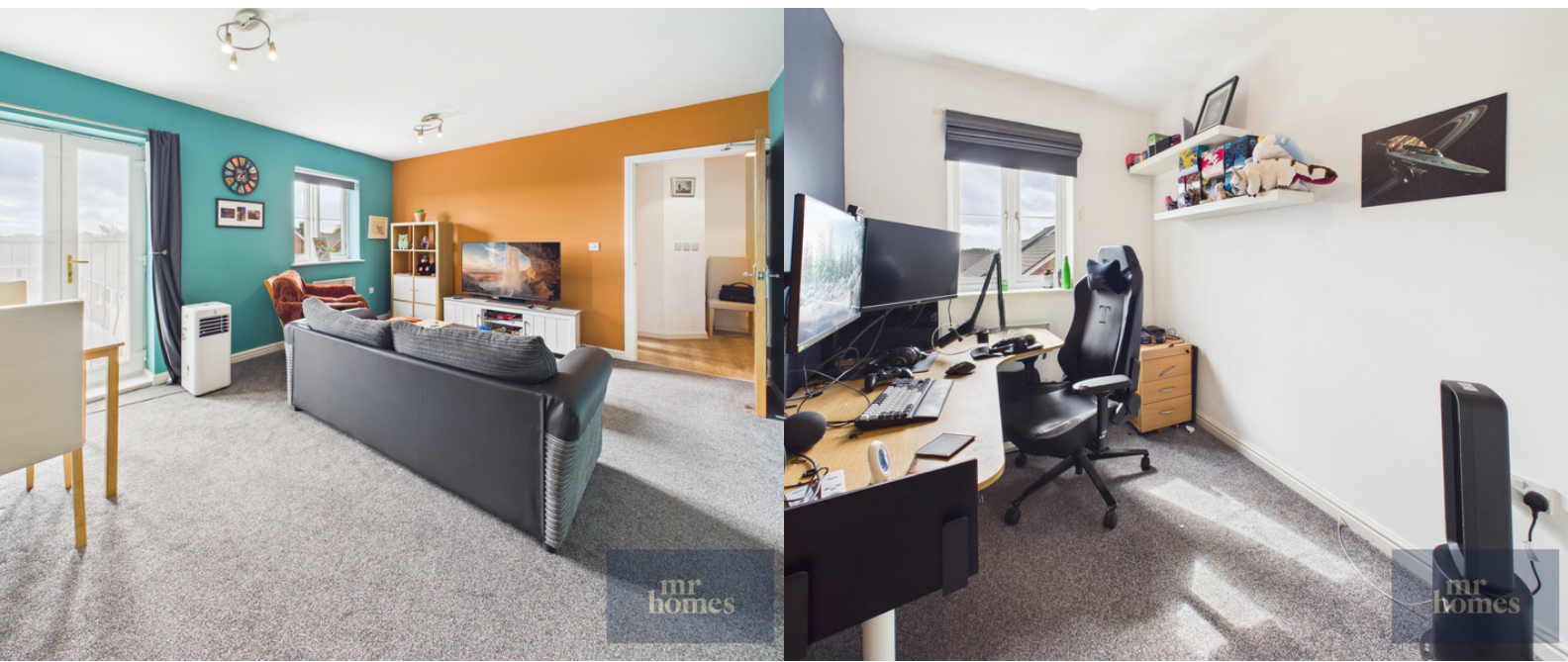
61 Rowsby Court, Pontprennau, Cardiff, South Glamorgan. CF23 8FG

- MODERN & SPACIOUS APARTMENT
- 2 BEDROOMS
- LARGE LOUNGE/DINER
- SPACIOUS DOUBLE BEDROOM
- 128 YEARS left on lease
- 150 years from 1 August 2004
- CLOSE TO A48 & M4 MOTORWAY
- uPVC Double Glazing Windows & Electric Heating with a Pressurised Hot Water Tank.



PROPERTY DESCRIPTION

**** Guide Price £165,000 to £175,000 **** Discover this modern and spacious 2-bedroom apartment in the sought-after area of Pontprennau, perfectly combining comfort and convenience. Featuring a large lounge/diner area ideal for relaxing or entertaining, alongside a generously sized double bedroom, this home offers plenty of space for everyday living. The property benefits from uPVC double-glazed windows and electric heating with a pressurised hot water tank, ensuring warmth and energy efficiency throughout the year. With a lease of 128 years remaining from a 150-year term starting in August 2004, this apartment represents a fantastic long-term opportunity. Located close to the A48 and M4 motorway, it offers excellent transport links for commuters and those seeking easy access to the wider Cardiff area. Whether you're a first-time buyer or looking to downsize, this stylish apartment delivers both practicality and modern living in a convenient Pontprennau location.



ROOM DESCRIPTIONS

Kitchen

1.96 x 3.07 m

6'5" x 10'0"

Bathroom

1.95 x 2.05 m

6'4" x 6'8"

Hallway

1.99 x 4.98 m

6'6" x 16'4"

Bedroom 1

3.89 x 2.74 m

12'9" x 9'0"

Bedroom 2

2.75 x 2.18 m

9'0" x 7'1"

Living / Dining Room

3.88 x 5.23 m

12'8" x 17'1"



MATERIAL INFORMATION

Parking Types: Off Street.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: D (66)

Annual Service Charge: £1,907.00

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

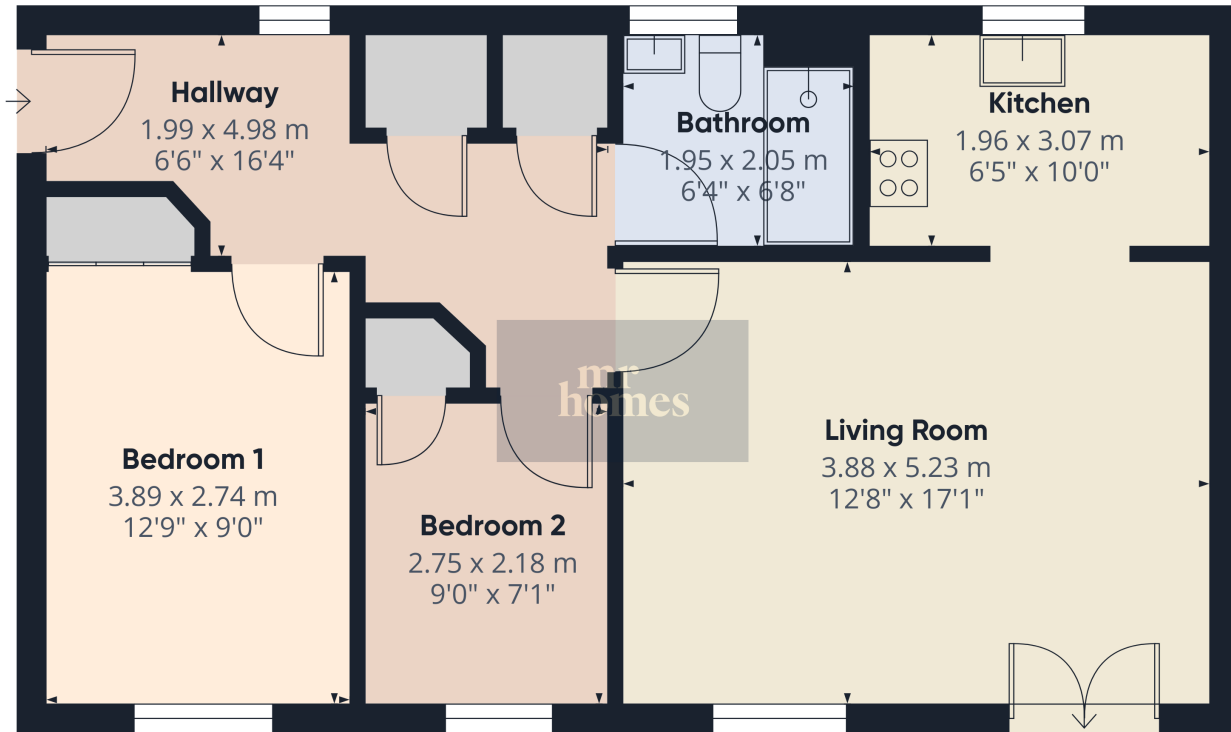
The existence of any public or private right of way? No



FLOORPLAN & EPC

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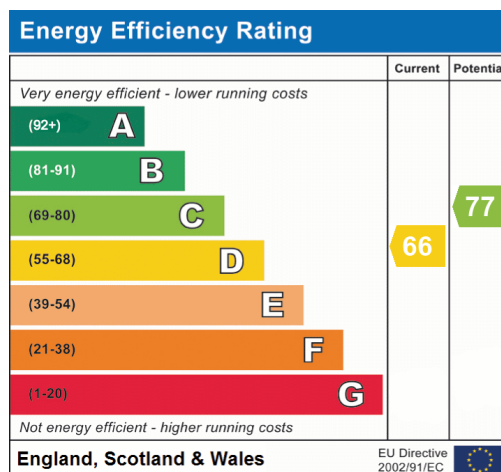


Approximate total area^m
58.9 m²
635 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



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