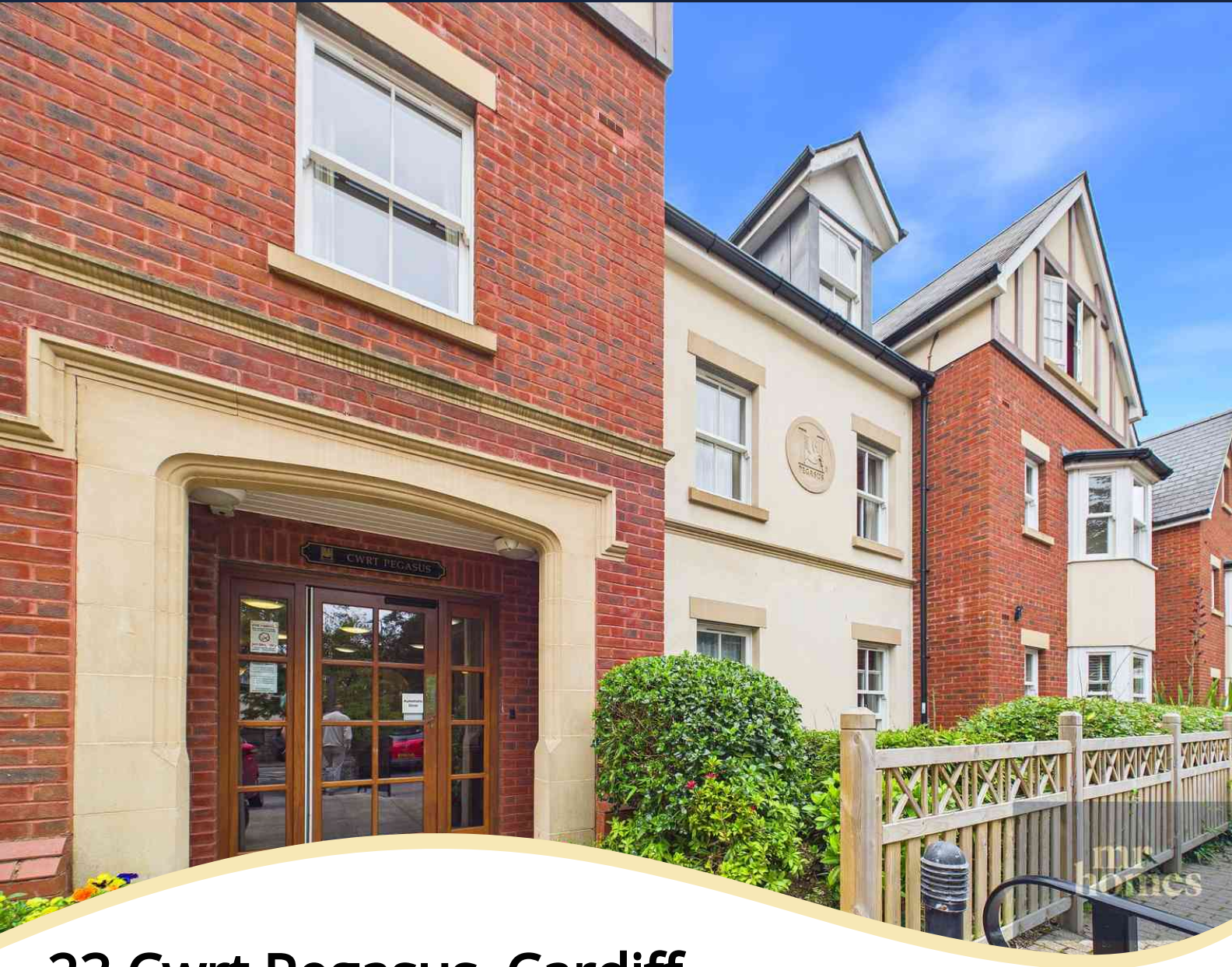


FOR SALE

Offers in Region of £295,000 Leasehold



23 Cwrt Pegasus, Cardiff Road, Llandaff, Cardiff, South Glamorgan. CF5 2AW

- 2 Bedrooms
- Retirement Apartments
- LIFT ACCESS
- LAUNDRY ROOM
- 24 EMERGENCY CALL SYSTEM
- GUEST SUITE
- CLOSE TO AMENITIES & TRANSPORT LINKS
- MINIMUM AGE 60 YEARS
- Large Communal Gardens
- Off Street Parking



PROPERTY DESCRIPTION

**** Offers in the Region of £295,000 **** Discover comfortable and convenient retirement living in this beautifully maintained apartment in Llandaff, offering two spacious bedrooms and easy lift access to all floors. Residents benefit from a large communal lounge and on-site laundry room, dedicated parking, and a welcoming guest suite for visiting family and friends. Safety and peace of mind are assured with a 24-hour emergency call system. Enjoy relaxing in the large communal gardens, perfect for socialising or peaceful outdoor moments. Ideally situated close to local amenities and transport links, this apartment provides the perfect blend of independence and community living in a desirable location.

Annual service charge is £5847.56 for 2026/2027

Leasehold 125 years from 2009 Annual Ground Rent £900.15



ROOM DESCRIPTIONS

Bedroom 1

20'1" x 8'10"

6.14 x 2.72 m

Bedroom 2

11'11" x 7'3"

3.64 x 2.22 m

Living Room

20'4" x 19'2"

5.85 x 6.20 m (Maximum L-Shape)

Bathroom

8'2" x 6'5"

2.51 x 1.97 m

Kitchen

6'9" x 6'5"

1.96 x 2.08 m

Hallway

12'1" x 3'7"

3.70 x 1.10 m



MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: Communal.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Annual Service Charge: £5,847.00

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

