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MR HOMES  
SALES & LETTINGS



Rookwood Close  
Llandaff, Cardiff, C  
F5 2NR

Guide Price £169,950 - £179,950  
Share of Freehold

# Rookwood Close, Llandaff, Cardiff. CF5 2NR.

- NO CHAIN!!! TWO DOUBLE BED 2nd FLOOR FLAT
- IMMACULATELY PRESENTED THROUGHOUT
- RECENTLY RENOVATED & DECORATED
- BRAND NEW FITTED KITCHEN
- MODERN BATHROOM SUITE
- BRAND NEW CARPETS
- UTILITY & STORAGE CUPBOARDS
- uPVC D/H WINDOWS & GAS C/H with COMBI-BOILER
- GARAGE



\*\*\* Guide Price: £169,950 to £179,950 \*\*\*

NO CHAIN

EPC Rating = D & Council Tax Band = D.

IMMACULATELY PRESENTED 2x DOUBLE BEDROOM 2nd FLOOR FLAT IN A SOUGHT AFTER LOCATION OF LLANDAFF - GARAGE LOCATED IN A ROW OF GARAGES - 1/6 SHARE OF FREEHOLD. - SERVICE/MAINTENANCE & BUILDINGS INSURANCE CHARGES = £1200.00 PER ANNUM - (PROBATE HAS BEEN GRANTED - THIS FLAT IS READY FOR IMMEDIATE SALE).

**MR HOMES** are pleased to *Offer FOR SALE* this 2-Bedroom 2nd Floor Flat, comprising in brief; Communal Entrance, Steps up to 2nd Floor Communal Landing, New Composite Door into the Entrance Hallway, Spacious Lounge/Diner, Brand New Fitted Kitchen with Utility Room, Bedroom 1 with Fitted Wardrobes, Bedroom 2 & a Modern Family Bathroom Suite. The Property Benefits from uPVC Double Glazing Windows & Gas Central Heating powered by an Ideal Exclusive 30kw Combi-Boiler. EPC Rating = D & Council Tax Band = D. Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage. **\*\*Prime Location:\*\*** the property offers easy access to a number of local amenities and excellent transport links, and is near to Llandaff Village.



FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE  
CONTACT MR HOMES: 02920 204 555 option 4  
[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

## Communal Entrance with Staircase to 2nd Floor Landing

### Entrance Hallway

19' 7" x 5' 9" max width (5.96m x 1.75m)

Enter via Composite Door, Fitted Carpet, Radiator, Wall Mounted Thermostat. Doors to; Lounge/Diner, Kitchen, Bedrooms 1, 2, Bathroom, Storage/Wardrobe & Meter Cupboard/Storage.



### Meter Cupboard/Storage

3' 6" x 2' 11" (1.07m x 0.89m)

Houses Electricity Meter & RCD Consumer Unit.

### Lounge/Diner

16' 9" x 12' 0" (5.10m x 3.65m)

Fitted Carpet, uPVC D/g Window to Front, Fireplace Surround, Radiator, 2x Wall Lights, Coving.

### Kitchen - Fitted Brand New

12' 3" x 7' 8" (3.73m x 2.34m)

Vinyl Flooring, Matching Wall & Base Units in Light Grey, Work Surfaces Over & Tiled Splashbacks, Stainless Steel Sink & Drainer with Mixer Tap, uPVC D/g Window to Rear, 4x Ring Ceramic Hob, Fan Assisted Electric Oven, Wall Mounted Electric Extractor Fan, Plumbed for Dishwasher & Washing Machine, Pantry Housing Tall Fridge-Freezer, Radiator. NB: Ideal Exclusive 30kw Combi-Boiler Housed in Wall Unit.



### Utility Room

5' 1" x 2' 11" (1.55m x 0.89m)

Vinyl Flooring, Worktop, uPVC D/g Window to Rear.

### Storage (From Hallway)

3' 9" x 2' 7" (1.14m x 0.79m)

Curtain & Radiator.

### Bedroom 1

10' 5" x 10' 3" to front of fitted wardrobes (3.17m x 3.12m)

Fitted Carpet, uPVC D/g Window to Rear, Radiator, Fitted Wardrobes.

### Bedroom 2

13' 4" x 96' 11" (4.06m x 29.52m)

Fitted carpet, uPVC D/g Window to Front, Radiator with Cover, Coving.

### Bathroom

8' 3" x 6' 9" (2.51m x 2.06m)

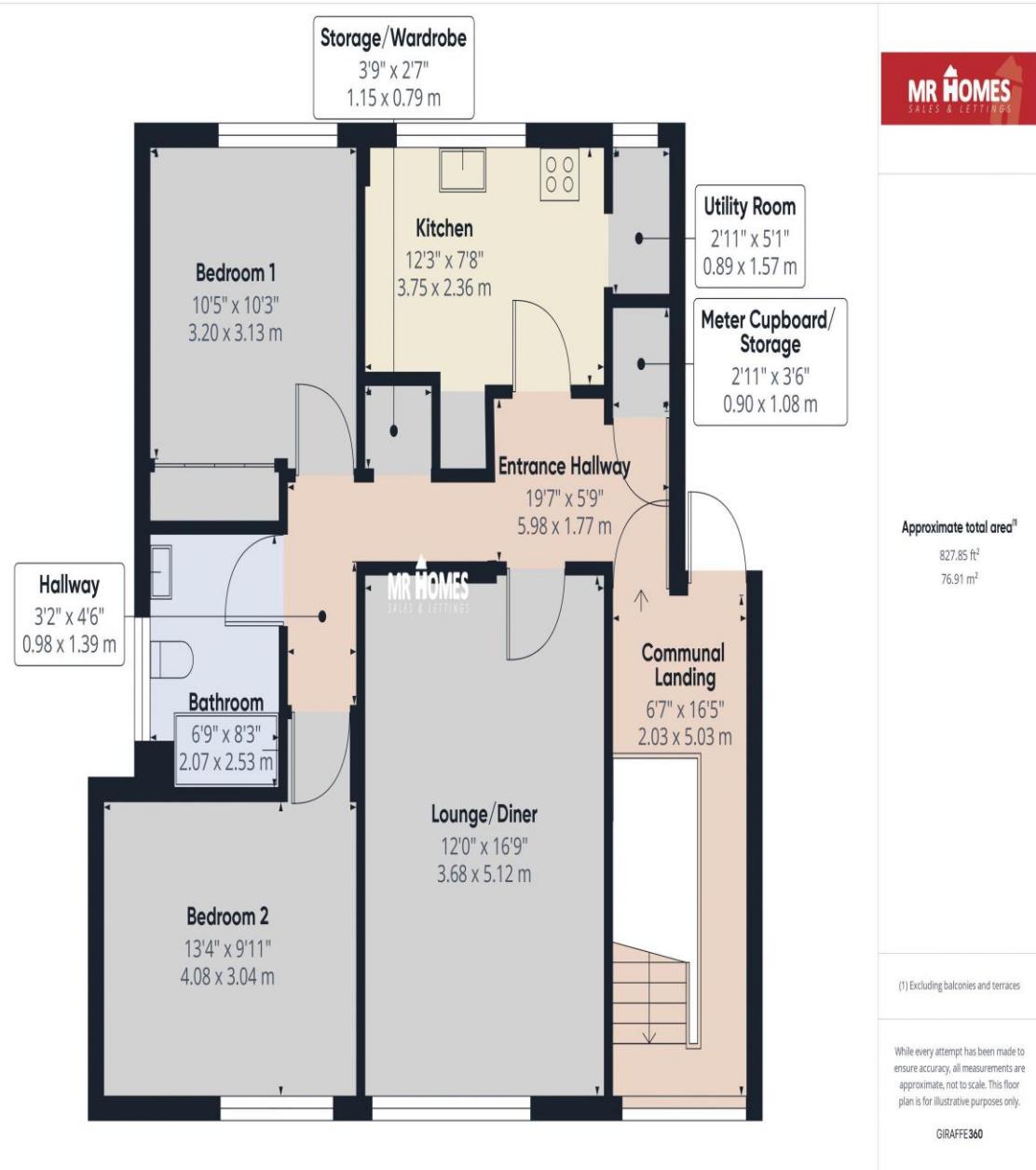
Vinyl Flooring, Panel Bath, Hot n Cold Taps Over, Electric Shower, Glass Shower Screen, Pedestal Wash Hand Basin with Hot n Cold Taps Over, Close-Coupled W.c, Chrome Ladder Radiator, Wall Mounted Electric Heater, uPVC D/g Window to Side, Fully Tiled Walls.



### Garage (Located in a Row of Garages)



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



## CARDIFF & THE VALE

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