



**RED DRAGON
ESTATES**

**4 Parkfield House North Road
Cardiff, CF14 3AL**

£142,000



Red Dragon Estates is pleased to offer this spacious 2 Bedroom first floor Investment property, currently let at £650pcm, close to all local amenities and University Buildings. This modern property is set in a purpose built building and serviced by a lift to all floors. The property also benefits from secure Garage Parking.



Spacious 2 Double Bedroom First Floor Apartment

Currently let on a 12 month tenancy for £650pcm

Purpose built development of 16 Flats

Lift access from Ground floor to all levels

Open plan Living/ Dining/ Kitchen

Choice of 2 Flats available

ACCOMMODATION

Entrance

The apartment block is located above retail shops on North Road. The main entrance is accessed from North Road, second entrance accessed from the secure undercroft parking which is located directly underneath Parkfield House and accessed from Llys Tal-Y-Bont Road. Parkfield House benefits from both stair and lift access to each floor. The apartment is located on the first floor overlooking the rear of the site.

Hallway

Access to each of the additional rooms, video intercom, store cupboard located at the end of the hallway. Laminate flooring, white painted walls, night store heater, ceiling spotlights.



Kitchen / Diner / Living Room 21' 4" x 21' 0" (6.5m x 6.4m)

Large open plan kitchen / living area with plenty of space for a dining table and chairs. Large floor to ceiling uPVC double glazed windows to rear aspect, allowing plenty of natural light to create a greater sense of space and assists with keeping the apartment well heated. Laminate floor, white painted walls, night store heater. The fitted 'L' shape kitchen has both wall and floor mounted units, space for appliances and plumbed ready for washing machine. Fitted electric oven and ceramic hobs, stainless steel sink and drainer, chrome extractor fan.

Master bedroom 15' 3" x 8' 11" (4.65m x 2.72m)

Good size double bedroom allows space for double bed, wardrobes and desk. uPVC double glazed window, fitted carpet, night store heater.

Bedroom 2 15' 3" x 8' 11" (4.65m x 2.72m)

Second bedroom equally good size with similar layout just flipped in reverse. Allows space for double bed, wardrobes and desk. uPVC double glazed window, fitted carpet, night store heater. Store cupboard housing boiler.

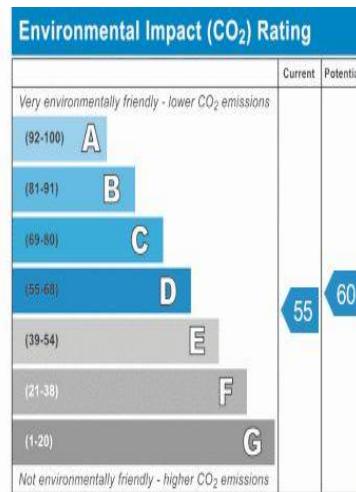
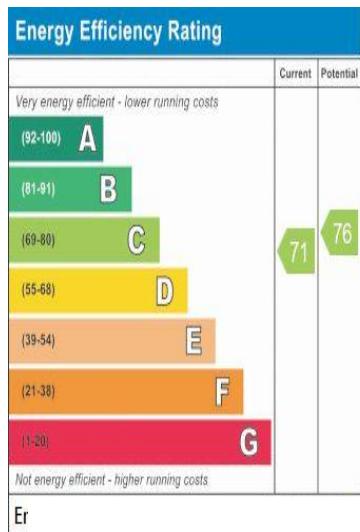
Bathroom 7' 10" x 5' 4" (2.39m x 1.63m)

Located in the centre of the apartment splitting the bedrooms, includes three piece suite, bath with over head shower, floor mounted WC and hand basin with built in storage. Heated towel rail, extractor fan.

Addition Information

Block management company: Certified Properties Ltd of London Remaining lease years: 999 from January 2007 Service charge: £2044 approx. per annum Ground rent: TBC





MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

DISCLAIMER

These particulars, whilst believed to be accurate, are set out as a guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that Red Dragon Estates Ltd have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify that they are in working order or fit for purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and in fact included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.