FOR SALE

Offers in the Region of £115,000 Leasehold



Lawrenny Avenue, Canton, Cardiff. CF11 8BQ

- NO CHAIN
- SECOND FLOOR FLAT
- LARGE DOUBLE BEDROOM
- STORAGE SHED
- WHITE GOODS INCLUDED
- LEASEHOLD: 101 FULL YEARS REMAINING (125 YEARS FROM 17/06/2003)
- GREAT PUBLIC TRANSPORT LINKS TO CARDIFF CITY CENTRE
- NINIAN PARK RAILWAY STATION 8 MIN WALK/0.3 MILES
- CARDIFF CITY STADIUM/CAPITAL SHOPPING PARK ~12 MINS WALK/0.5 MILES
- COWBRIDGE ROAD EAST CORP MARKET ~16 MINS WALK/0.7 MILES
- CONVENIENT ACCESS TO A4232/A48/M4

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PROPERTY DESCRIPTION

Welcome to this delightful second-floor flat, available with NO ONGOING CHAIN, nestled in the heart of Canton, offering an ideal blend of comfort, convenience, and city living. This well-presented property features a large double bedroom, a spacious reception room, and a modern bathroom, all thoughtfully designed to create a warm and inviting home. The inclusion of white goods ensures a hassle-free move, while the added storage shed provides extra practicality. With 101 years remaining on the lease, this flat presents an excellent opportunity for both first-time buyers and investors alike.

Situated just a short walk from Ninian Park Railway Station (0.3 miles, approx. 8 minutes) and the vibrant Cowbridge Road East (e.g., Corporate Market 0.7 miles, approx. 16 minutes) this location offers an array of shops, cafes, bars, and essential amenities right on your doorstep. Commuters will appreciate the excellent transport links to Cardiff City Centre, alongside convenient access to the A4232, A48, and M4, making trips around the city and beyond effortless. Leisure enthusiasts will also enjoy being within easy walking distance of Cardiff City Stadium and Capital Shopping Park, both just 0.5 miles away.

Inside, the large double bedroom provides a comfortable and restful space filled with natural light, perfect for relaxation. The spacious reception room is ideal for entertaining guests or unwinding after a busy day. The bathroom complements the stylish interiors. The well-equipped kitchen comes complete with essential white goods, ready to handle all your culinary needs. Outside, the additional storage shed offers practical space for bikes, tools, or extra belongings, keeping your living area clutter-free.





ROOM DESCRIPTIONS

Outside Front and Rear
Accessed externally via metal security gates and security entrance door with Intercom to flat. This flat is located on the second floor and the communal entrance is only shared with one other residence, the flat to the first floor. Access to communal rear space and private storage shed.

Entrance Hallway
3' 6" x 12' 9" (1.07m x 3.89m) Staircase provides access to second floor; flat accessed via solid timber front door; LVT flooring; radiator; GDX Intercom system; 2 x storage cupboards; access to Bedroom, Bathroom and Living Room

Bedroom
15' 7" x 11' 1" (4.75m x 3.38m) Carpeted; radiator; built-in storage cupboard; cupboard housing gas central heating boiler: Alpha E-Tec 25; 2 x uPVC DG windows to front

Bathroom
6' 4" x 7' 10" (1.93m x 2.39m) Vinyl flooring; radiator; pedestal wash basin with separate hot and cold water taps and tiled splash backs; WC; panelled bath with tiled splash backs and separate hot and cold water taps with shower attachment; uPVC obscured DG window to rear

Living Room
12' 4" x 14' 6" (3.76m x 4.42m) Carpeted; radiator; uPVC DG window to front

Kitchen
6' 8" x 6' 9" (2.03m x 2.06m) Modern fitted kitchen with matching base units and worktops over with matching splash backs and shelving; integrated stainless steel sink with mixer tap; integrated Lamona 4-ring electric hob with extractor hood over; integrated electric fan-assisted oven; free-standing Candy fridge; free-standing Russell Hobs freezer; Hisense washing machine; Bush tumble dryer; two storage/pantry areas with matching worktops; uPVC DG window to rear





MATERIAL INFORMATION

Council Tax: Band B
N/A
Parking Types: Permit.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.

EPC Rating: C (69)
Annual Service Charge: £1,200.00
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

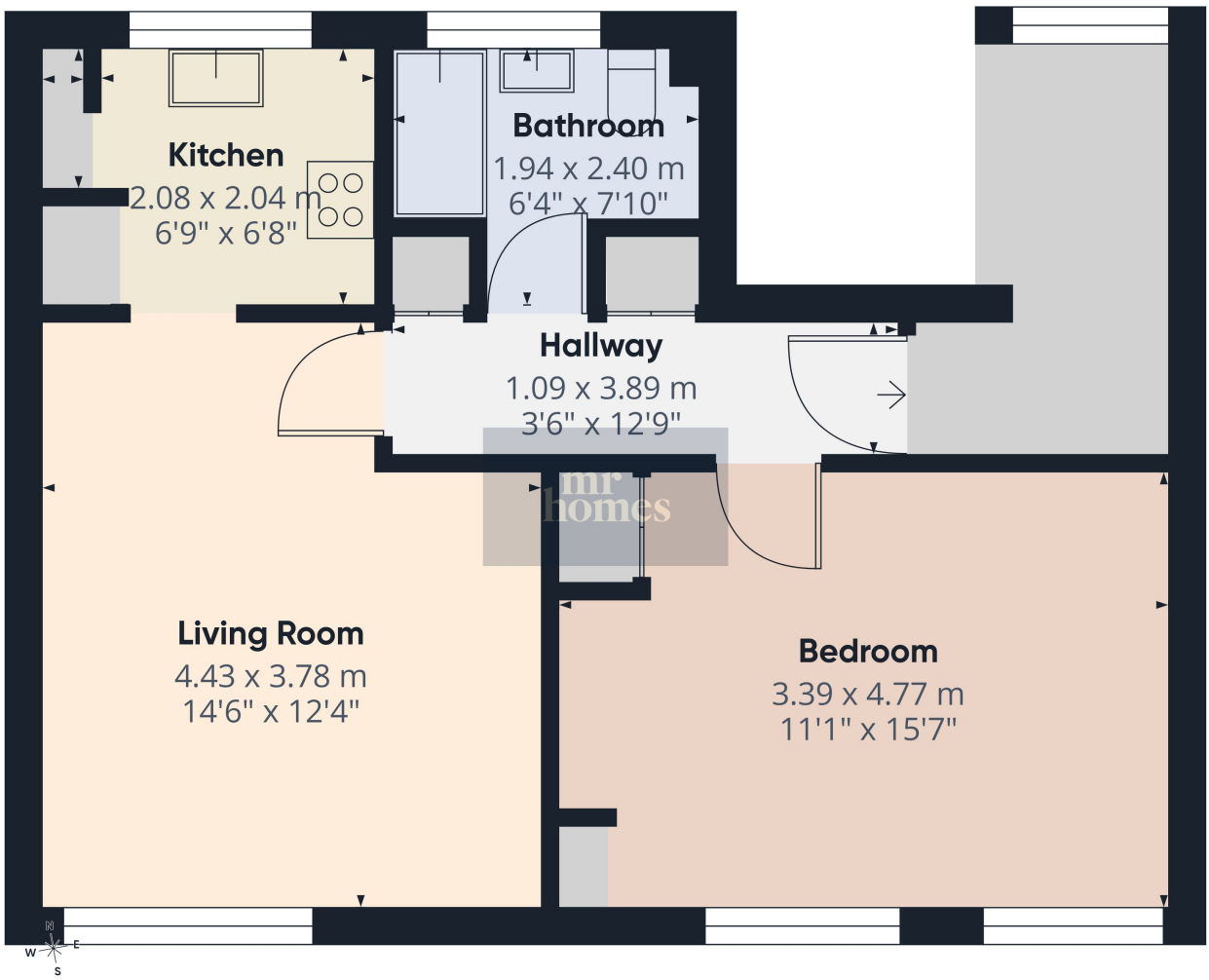
Mobile Signal
Please see Ofcom coverage checkers: 4G excellent data and voice, 5G excellent

Construction Type
Standard





FLOORPLAN & EPC



Approximate total area(1)

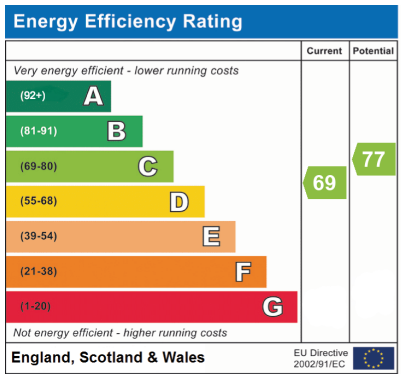
45.6 m²

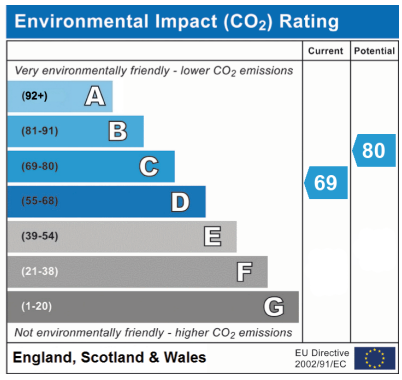
489 ft²

(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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