

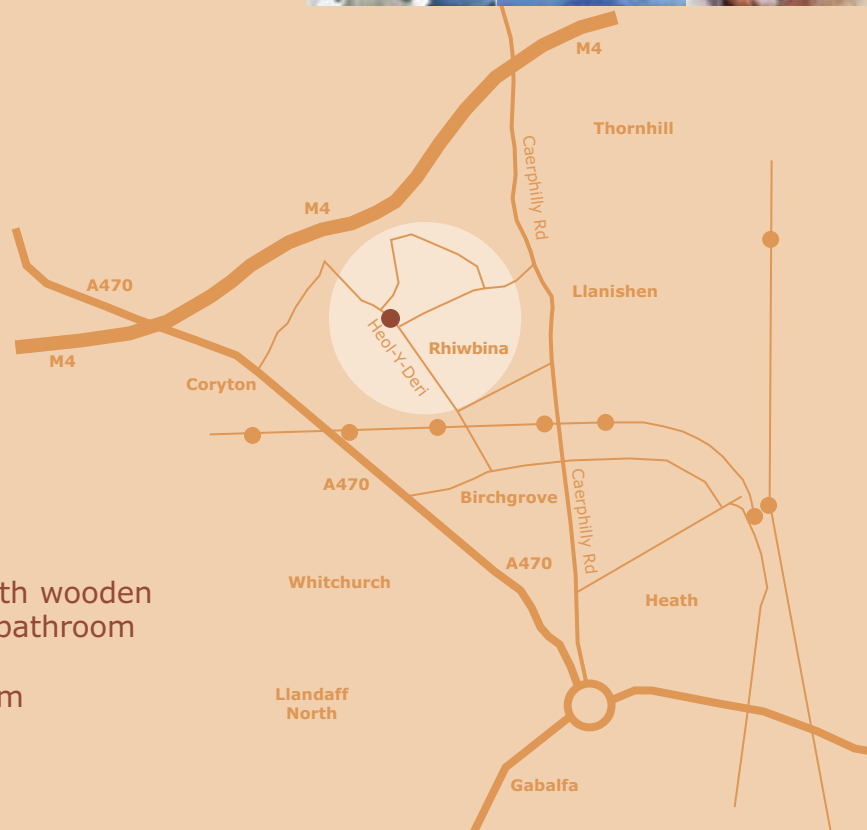


LLOFFT DERI

8 apartments for sale

0845 6030 888

- Fully fitted kitchens
- Mezzanine floor
- Velux windows in the vaulted roof space
- Double Glazed
- Underfloor Heating
- Video Entry Phone System
- Cardiff City Centre 4 miles to south
- Car Parking to rear
- Excellent Rail and Bus links
- Fitted Carpets throughout with wooden laminate flooring to kitchen/bathroom
- Contemporary Style Bathroom
- Private Roof Gardens





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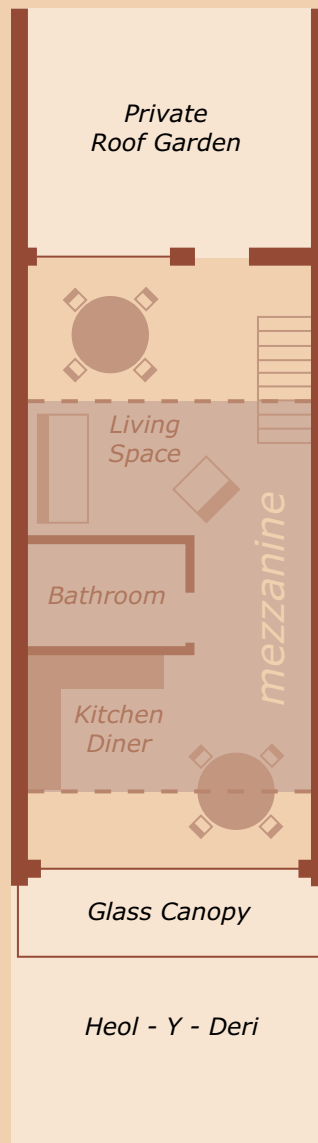
Situated in the heart of Rhiwbina, Andton Properties are creating 8 unique apartments situated on first and mezzanine floors. The apartments have a main entrance onto Heol-y-Deri with video entry system leading up to the first floor. They have their own front door and roof garden.

Internally the apartments will be finished to a high standard with timber laminate floor to first floor, underfloor heating, carpet to mezzanine, fully fitted modern style crafted kitchen with dishwasher, washing machine/tumble dryer, fridge, freezer, oven, hob and extractor. Staircase leads up to the mezzanine floor which overlooks the living area. The bathroom will have white mosaic tiles with high quality sanitary ware and mirrors.

There will be good natural light with fully glazed windows to Heol-y-Deri and velux windows in the vaulted roof space.

There are car parking facilities to the rear of the development.

The development is conveniently located in the heart of the village with all the local amenities at one's doorstep. Cardiff City Centre is four miles to the south with good bus links.



Typical Apartment

LLOFFT DERI



Tenure

The apartment will be sold with 125 year lease. Ground rent will be £50 per year rising £25 every 25 years.

Service Charge

There will be a service charge to cover the maintenance, insurance and general repairs of the property.

Guarantee

There will be a Zurich ten year guarantee to cover the structure and other parts of the building.

Price

On application.

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