

FOR SALE



Hollybush Heights

Cardiff, CF23 7HF

CARDIFF

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OFFERS OVER

£180,000

2 BEDROOMS

1 BATHROOM

589 SQ FT

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NEWLY FITTED BATHROOM &
KITCHEN

GREAT LINKS TO A48 & M4

NO CHAIN

PARKING SPACE

GARAGE



THE PROPERTY

The service charge per annum £720 and includes Building insurance and Communal maintenance. There is no ground rent, optional payments plans can be in place Nestled in the desirable area of Hollybush Heights, Cardiff, this charming two-bedroom flat offers a perfect blend of modern living and convenience. Spanning 589 square feet, the property features a newly fitted kitchen, bathroom and has been painted throughout, ensuring a fresh and contemporary feel throughout.

The accommodation comprises two well-proportioned bedrooms, ideal for small families, couples, or individuals seeking extra space. The property also benefits from designated parking, a valuable asset in this sought-after location.

Being vacant and with no onward chain, this home presents an excellent opportunity for a swift and hassle-free move. Whether you are a first-time buyer or looking to downsize, this delightful house is ready to welcome you. Don't miss the chance to make this lovely property your new home.



ACCOMMODATION

LIVING ROOM 6.30 x 3.49

KITCHEN 2.56 x 3.31

BEDROOM ONE 4.43 x 2.52

BEDROOM TWO 2.42 x 2.84

TAX BAND

D

SERVICE CHARGES

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LEASE DETAILS

There are 146 years left remaining on the lease from 01/01/2015 and expires 01/01/2172

PROPERTY TYPE FLAT

INTERNAL AREA 589 SQ FT

TENURE LEASEHOLD

COUNCIL TAX BAND D · ABOUT £2,013 A YEAR
Cardiff Council, 2026/27 estimate

EPC RATING 70 · POTENTIAL 79

Hollybush Heights



Total Area: 54.7 m² ... 589 ft² (excluding balcony)

All measurements are approximate and for display purposes only



Max Tustin

AREA VALUER / NEGOTIATOR

PENYLAN BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

jeffreygross.co.uk



SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 38 Wellfield Road, Penylan, Cardiff, CF24 3PB. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk