

UNDER OFFER

# Tatham Road

*Llanishen, Cardiff, CF14 5FD*

LLANISHEN, CARDIFF

# Tatham Road

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ASKING PRICE

£180,000

2 BEDROOMS

2 BATHROOMS

1 RECEPTION

688 SQ FT

NO CHAIN

MODERNISED BATHROOMS

ALLOCATED PARKING

SECOND FLOOR APARTMENT

2 X DOUBLE BEDROOMS

GREAT INVESTMENT POTENTIAL



## THE PROPERTY

Welcome to this charming second-floor flat located on Tatham Road in the desirable area of Llanishen, Cardiff. This delightful property offers a comfortable living space of 688 square feet, making it an ideal choice for individuals or small families seeking a modern home.

As you enter, you will find a well-appointed reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat features two spacious bedrooms, ensuring ample space for rest and privacy. Both bathrooms have been thoughtfully modernised, offering contemporary fixtures and fittings that enhance the overall appeal of the property.

One of the standout features of this flat is the lovely Juliette balcony, which allows natural light to flood the living area while providing a charming view of the surroundings. Additionally, the property benefits from allocated parking, a valuable asset in this bustling area.

Please note that there is no lift in the building. The location in Llanishen is highly sought after, with a range of local amenities, parks, and excellent transport links nearby, making it a convenient choice for those commuting to Cardiff city centre or beyond.

In summary, this modernised flat on Tatham Road presents a wonderful opportunity for anyone looking to settle in a vibrant community. With its appealing features and prime location, it is sure to attract interest from prospective buyers or renters alike. Do not miss the chance to make this delightful property your new home.

INSIDE



ACCOMMODATION

CAR PARKING

Space number 27

LEASE DETAILS

125 years from 1st January 2008 - 106 years remaining

SERVICE CHARGES

£806.08 every 6 months

GROUND RENT

£125 every 6 months

ADDITIONAL INFORMATION

No chain Rental Potential of £1,250+ pcm. Walking distance to local amenities Second floor apartment - stair access.

PROPERTY TYPE

FLAT/APARTMENT

INTERNAL AREA

688 SQ FT

TENURE

LEASEHOLD

COUNCIL TAX

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

EPC RATING

81 · POTENTIAL 83

FLOORPLAN



**Tatham Road, Llanishen, CF14 5FD**

**Total Area: 62.0 m<sup>2</sup> ... 668 ft<sup>2</sup>**

All measurements are approximate and for display purposes only





## Elliott Hooper-Nash

DIRECTOR

LLANISHEN BRANCH

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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, 54 Station Road, Llanishen, Cardiff, CF14 5LU. 029 2049 9680. The Property Ombudsman, membership D03828. [jeffreyross.co.uk](https://jeffreyross.co.uk)