

FOR SALE

Pantbach Road

Rhiwbina, Cardiff, CF14 1UU

RHIWBINA, CARDIFF

Pantbach Road

Rhiwbina, Cardiff, CF14 1UU

OFFERS OVER

£220,000

2 BEDROOMS

1 BATHROOM

1 RECEPTION

780 SQ FT

780 SQFT

SPACIOUS BEDROOMS

NO ONWARD CHAIN

GROUND FLOOR

ALLOCATED PARKING



THE PROPERTY

Nestled on Pantbach Road, this charming two-bedroom ground floor flat presents an excellent opportunity for both first-time buyers and investors alike. Spanning an impressive 780 square feet, the property boasts a well-designed layout that maximises space and comfort.

Upon entering, you will find a bright and airy living room that serves as the heart of the home, perfect for relaxation or entertaining guests. The spacious bedrooms offer ample room for furnishings, ensuring a comfortable living experience. The flat features a convenient Jack and Jill bathroom, providing easy access from both bedrooms while maintaining privacy.

One of the standout features of this property is the allocated parking space, a rare find in urban settings, making it ideal for those with a vehicle. Additionally, the flat is offered with no onward chain, allowing for a smooth and efficient purchase process.

Situated close to local amenities, residents will enjoy easy access to shops, cafes, and public transport links, enhancing the appeal of this delightful home. Whether you are looking to settle down or seeking a lucrative rental opportunity, this flat on Pantbach Road is a must-see. Don't miss your chance to make this lovely property your own.

INSIDE



ACCOMMODATION

MASTER BEDROOM	3.24 x 3.10
BEDROOM TWO	2.71 x 3.13
BATHROOM	1.69 x 2.62
LIVING ROOM	4.83 x 4.07
KITCHEN	4.46 x 2.46

ADDITIONAL INFORMATION

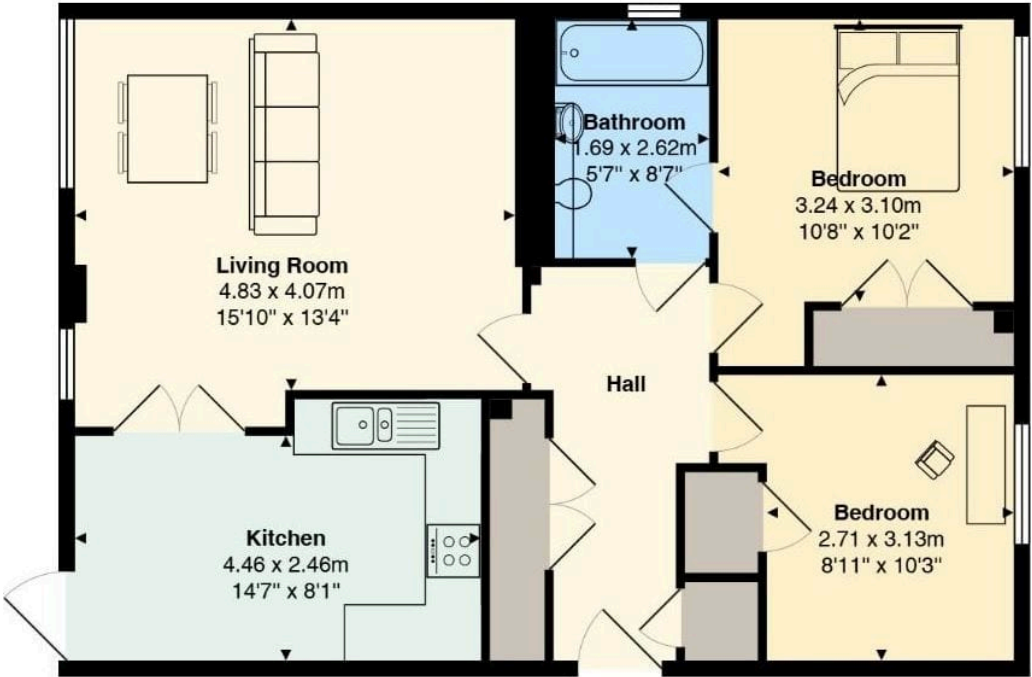
977 years remaining on the lease Ground rent - £75 six monthly -
£150 annually Annual service charge - £2093.48

SCHOOL CATCHMENT AREA

My English medium primary catchment area is Rhiwbeina Primary
School My English medium secondary catchment area is
Whitchurch High School My Welsh medium primary catchment
area is Ysgol Y Wern My Welsh medium secondary catchment area
is Ysgol Gyfun Gymraeg Glantaf

PROPERTY TYPE	FLAT/APARTMENT
INTERNAL AREA	780 SQ FT
TENURE	LEASEHOLD
COUNCIL TAX	BAND E · ABOUT £2,461 A YEAR Cardiff Council, 2026/27 estimate
EPC RATING	64 · POTENTIAL 81

The Monaco



Total Area: 72.5 m² ... 780 ft²

All measurements are approximate and for display purposes only



Nadia Refae

BRANCH MANAGER AND AREA VALUER / NEGOTIATOR
LLANISHEN BRANCH

029 2049 9680

54 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LU

jeffreycross.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, 54 Station Road, Llanishen, Cardiff, CF14 5LU. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreycross.co.uk