



**£130,000** Guide Price

Temperance Court, Pentyrch

Flat | 2 Bedrooms | 1 Bathroom



02920026213

[www.move2here.co.uk](http://www.move2here.co.uk)



# Step Inside

---

## Key Features

- NEW Lease
- NO ONWARD CHAIN
- Ideal First Home
- PrimeCentral Village Location
- 2 Bedrooms Family Bathroom
- Off Road Parking
- Open plan Lounge & NEW Kitchen
- Great School Catchment
- Great Rental Potential
- Viewing Highly Recommended



## Property Description

This recently refurbished property located to the first floor comprises; provides a spacious and light lounge with an open plan newly fitted kitchen and with space for your appliances. New white bathroom suite with shower over, two bedrooms, gas heating with combination boiler, double glazing, private front door with allocated off-road parking.

## Main Particulars

This recently refurbished property located to the first floor comprises; provides a spacious and light lounge with an open plan newly fitted kitchen and with space for your appliances. New white bathroom suite with shower over, two bedrooms, gas heating with combination boiler, double glazing, private front door with allocated off-road parking.

The property would be an ideal home for a professional couple, situated within walking distance of local shops. Or an ideal investment, with a potential yield of 5%.

There are regular bus services in the village and the A470 junction 32 at Coryton being within one mile. In addition there is local primary schooling at Pentyrch and secondary schooling at Radyr and Plasmawr. This is an excellent opportunity to rent a refurbished home within easy reach of Cardiff. An internal inspection is highly recommended.

Situated in the IDYLLIC village of Pentyrch, approximately 7 miles north west of the capital City. The village is served by a group of local shops which includes a Spar, beauty salon, tea rooms pharmacy. There are two public houses and a surgery. There are a wide range of local organisations and sporting activities including rugby, bowls, tennis and cricket. There are bridle paths and loads of countryside footpaths close by.

A MUST SEE PROPERTY!!!!

### The Accommodation comprises

#### ENTRANCE

Via composite front door, enclosed staircase. Painted walls, coving, textured ceiling with new grey carpet.

#### Landing

For a two bedroom flat this spacious flat offers ample storage, with two large cupboards and access to fully insulated loft area. Single radiator panel with Thematic Radiator Valve, mobile heating thermostat. Doors leading to Bathroom, Bedrooms and Lounge.

#### Lounge/Kitchen (5.51m x 4.78m).

Painted walls, coving, textured ceiling, high quality grey carpet flooring to the lounge area and wooden laminate flooring in the kitchen. Three double glazed uPVC windows to front. Two single radiator panels with TV and phone points. White walls with white wall and base kitchen units with complementary work surface over and splashback. Sink and drainer with mixer tap. Four ring gas hob, single electric oven. Space for fridge, freezer and a washing machine and a breakfast bar.

#### BEDROOM 1 (3.34m x 2.04m).

Painted walls, coving, textured ceiling. Double glazed uPVC window to rear. Single radiator panel with Radiator.

#### BEDROOM 2 (2.73m x 2.73m).

Painted walls, coving, textured ceiling. Double glazed uPVC window to rear. Single radiator panel with

Radiator.

### **BATHROOM (2.01m x 1.67m)**

A modern White suite comprising modern pedestal basin with mixer tap over. Panelled P-shaped bath, with hot and cold taps over and powerful electric shower over. Low level WC. Tiled walls. Single radiator panel with radiator. Central pedant light with vinyl flooring.

### **OUTSIDE**

The front of the property is located above the local Hair dressing Salon in the heart of the village with off street parking to the rear.

This is a leasehold property the current lease is being extended for sale and will have circa 149 years left on the lease when complete. (To be checked with the conveyancer)

**Council Tax Band** Band C

**Energy Performance Certificate C**



Telephone: 02920026213  
Email: [info@move2here.co.uk](mailto:info@move2here.co.uk)



---

[www.move2here.co.uk](http://www.move2here.co.uk)