

LEASEHOLD - SHARE OF



Apartment

# FLAT 32, CHERITON HOUSE THE CRESCENT, LLANDAFF, CF5 2ND

Offers Over

## £149,500

### FEATURES

- 1 Bedroom
- No Chain





# 1 Bedroom Apartment located in Llandaff

**NEW PRICE!!**  
Located within walking distance of the historic city of Llandaff, with its charming shops, cafés, restaurants, and the stunning Cathedral, is this third-floor one-bedroom apartment, accessible via stairs or a lift.

Situated in 'The Crescent', this well-appointed apartment offers a comfortable living space with scenic views, ideal for individuals or couples seeking a peaceful retreat.

The property features a welcoming hallway leading to a spacious reception room, perfect for relaxation or entertaining, with access to a balcony offering panoramic views. The well-designed bedroom provides a tranquil retreat, overlooking the communal gardens and extending to views of Llandaff Fields. The bathroom is thoughtfully equipped with a spacious shower area for added comfort.

Please note, the property has been vacant for some time, and as a result, the gas supply is currently disconnected. The gas boiler will require replacement, offering an opportunity for

Call us on  
**0292 009 0700**

**post@maison.wales**  
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**Council Tax Band**  
**D**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	82
England & Wales		
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

