





65 Beechley Drive, CF5 3SH

£120000.00

Virtual Tour: <https://bit.ly/>

**Communal entrance hall**  
Accessed via communal front door with Entryphone system, door to the rear yard, door to:

**Hallway**  
Accessed via front door, built in storage cupboards, ceiling light point, radiator, doors to:

**Lounge**  
A good sized lounge with double glazed windows to the front and side, ceiling light point, radiator, door to kitchen.

**Kitchen**  
Fitted with a modern range of wall and base level cupboard and drawer units with work surfaces over, tiled splashbacks, inset sink and drainer with mixer tap, double glazed rear aspect window, integrated electric oven and four ring gas hob, extractor above, space and plumbing for domestic appliances, ceramic tiled flooring, radiator.

**Bedroom one**  
A good sized double bedroom with double glazed front aspect window, ceiling light point, radiator, dado rail.

**Bedroom two**  
A good sized single bedroom with double glazed rear aspect window, ceiling light point, radiator, built in storage cupboard, dado rail.

**Bathroom**  
A modern, three piece white suite comprising panel enclosed bath with shower above and tiled surround and

glass shower screen, low level WC, pedestal wash basin with tiled splash back, double glazed obscured window, tiled flooring, chrome effect heated towel rail.

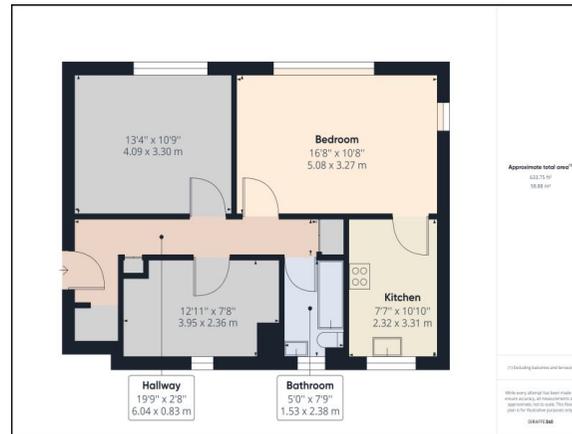
**Outside**  
There are communal grounds to the front and side and rear courtyard with washing lines and storage shed.





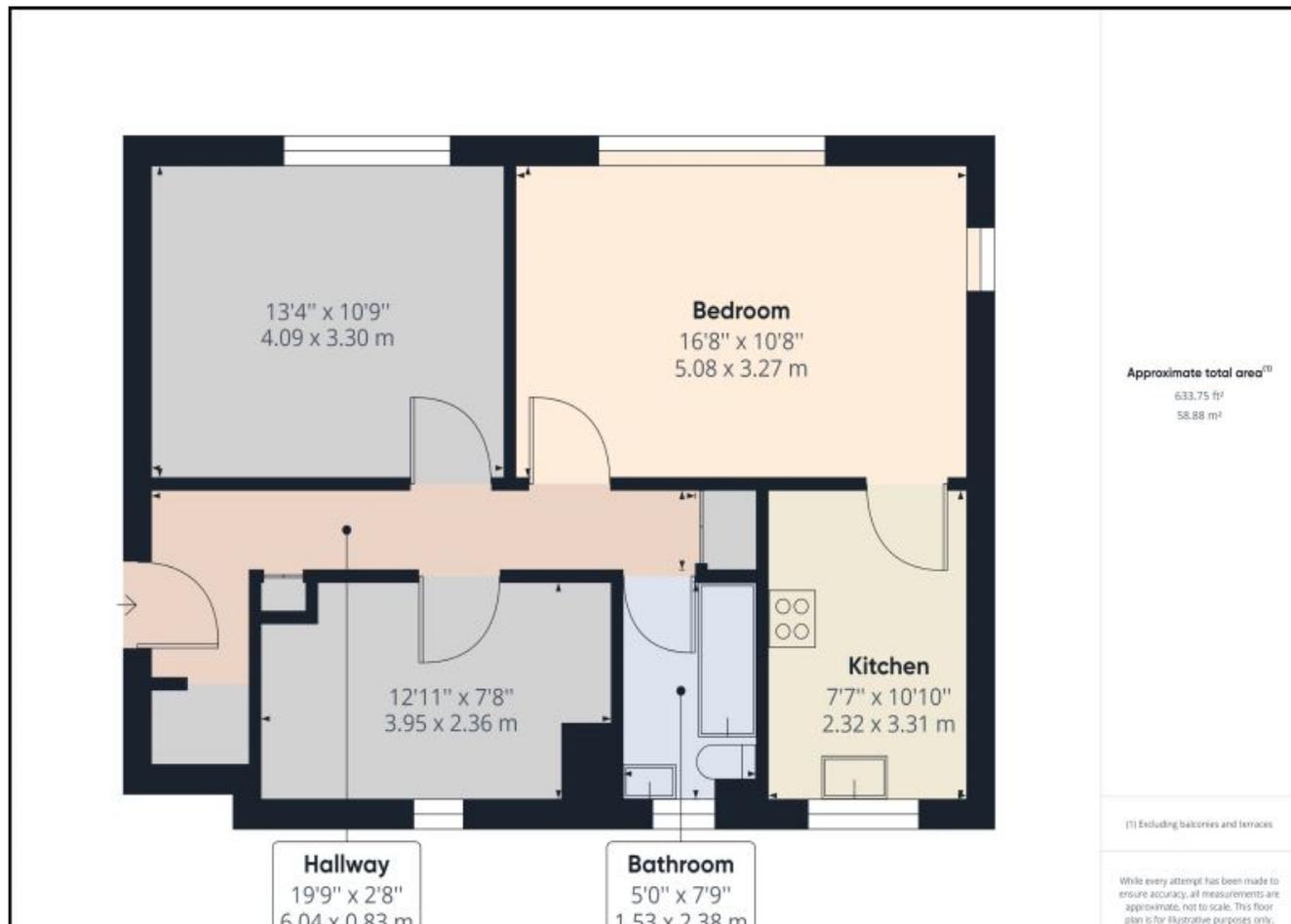
A well proportioned ground floor apartment in Pentrebane, offered for sale with no onward chain.

The accommodation comprises communal entrance, entrance hall, lounge, kitchen, two good sized bedrooms and modern bathroom. The property does require a little TLC however, it would make an ideal first time or investment buy. Call to book your viewing today.



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



## General Information

**Fixtures & Fittings:** All fixtures and fittings are expressly excluded from the sale unless specifically mentioned herein.

**Tenure:** Leasehold

**Viewing:** By appointment only through Fortis

**Agent's Notes:** While we endeavour to make our sales details accurate and reliable, please contact the office for clarification on any point. None of the statements contained in the particulars of this property is to be relied on as statement of fact. Photographs are used to illustrate the style of property and do not imply that any items shown are included within the sale price.



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