

FOR SALE

FFORDD NOWELL COLCHESTER AVENUE



Located in the popular Penylan area of Cardiff, this two bedroom house in Ffordd Nowell offers a convenient location within easy reach of Roath Park, Wellfield Road and Albany Road, providing a wide range of shops, cafés, restaurants and local amenities.

The property is well positioned for access to Cardiff city centre, with good public transport links and convenient road connections to the A48 and M4, making it an ideal location for both city living and commuting.



85% Purchase price £200,600
(100% Price - £236,000)



Viewings: 17 September between 4:30pm to 6pm

Please contact LCHO@ccha.org.uk to arrange a viewing time.

Deadline for applications: 5.00pm, 24 September

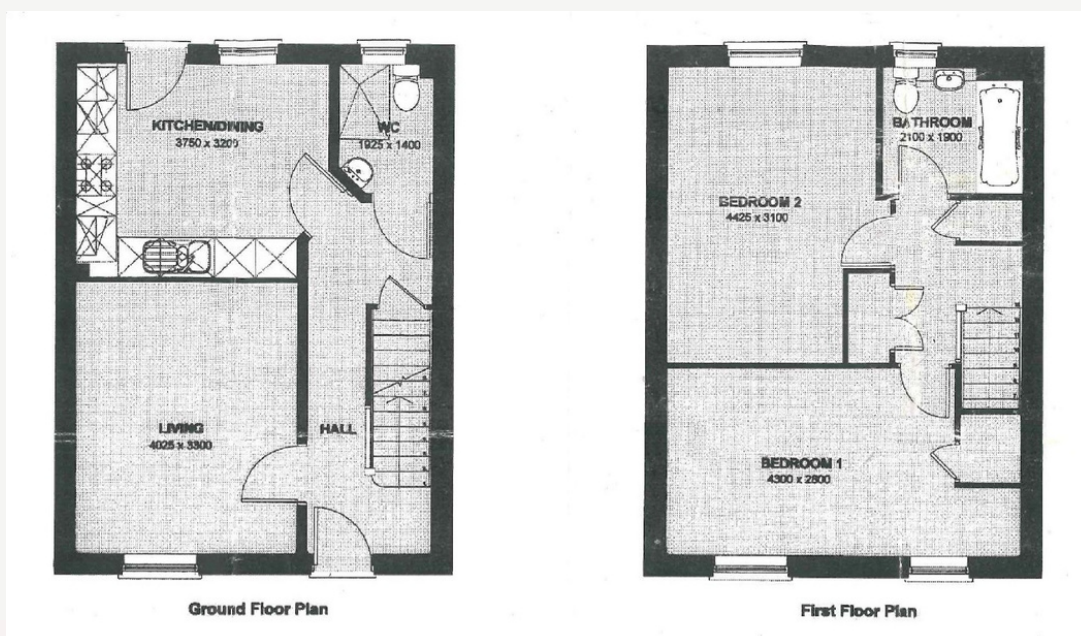
Property Information

- Lounge: 13'2" x 10'10" (4.03m x 3.30m)
 - Kitchen/Diner: 12'4" x 10'6" (3.75m x 3.20m)
 - Downstairs WC/ Shower: 6'4" x 4'7" (1.93m x 1.40m)
 - Master bedroom: 14'6" x 10'2" (4.43m x 3.10m))
 - Bedroom two :14'1" x 9'2" (4.30m x 2.80m)
 - Bathroom: 6'11" x 6'3" (2.10m x 1.90m)
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- Council Tax Band: D
 - Service Charge: £4.45 per annum / £1.11 per quarter
 - EPC Rating – C (79)

More Information

This property is sold as SHARED EQUITY. The successful applicant will purchase a 85% equity share under the First Homes Cardiff Scheme and will be the 100% registered owner of the property on sale completion. Cardiff Community Housing Association will retain the remaining 15% equity share in the property.

Rent is not payable on the 15%.



Disclaimer

These sales particulars are for general guidance purposes only. They do not form or constitute any part of an offer or contract. We have not carried out a structural survey of the property and any services, appliances or specific fittings mentioned in these details have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and must not be relied upon when purchasing carpets and other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given only and should be checked and confirmed by a licensed conveyancer prior to exchange of contracts.