

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CLOS TREODA
WHITCHURCH



COMMUNAL ENTRANCE

Stairs to first floor.

OPEN PLAN LIVING / DINING ROOM

4.49m x 4.09m (14'8" x 13'5")

RECESSED KITCHEN

2.43m x 3.34m (7'11" x 10'11")

STORAGE CUPBOARD

BATHROOM

1.64m x 3.03m (5'4" x 9'11")

BEDROOM ONE

3.98m x 3.17m (13'0" x 10'4")

BEDROOM TWO

2.88m x 3.29m (9'5" x 10'9")

GARAGE

Single garage with up and over door opposite the apartment block.

TENURE

We are informed by our client that the property is Leasehold, this is to be confirmed by your legal advisor.

LEASE DETAIL

999 year lease form 25th March 1982 approx 957 years remaining

SERVICE CHARGES

£600.00 per annum - (£50 per month) the development has its own Residents Association

GROUND RENT

Set to £5 per Annum

COUNCIL TAX

Band - C

ADDITIONAL INFORMATION

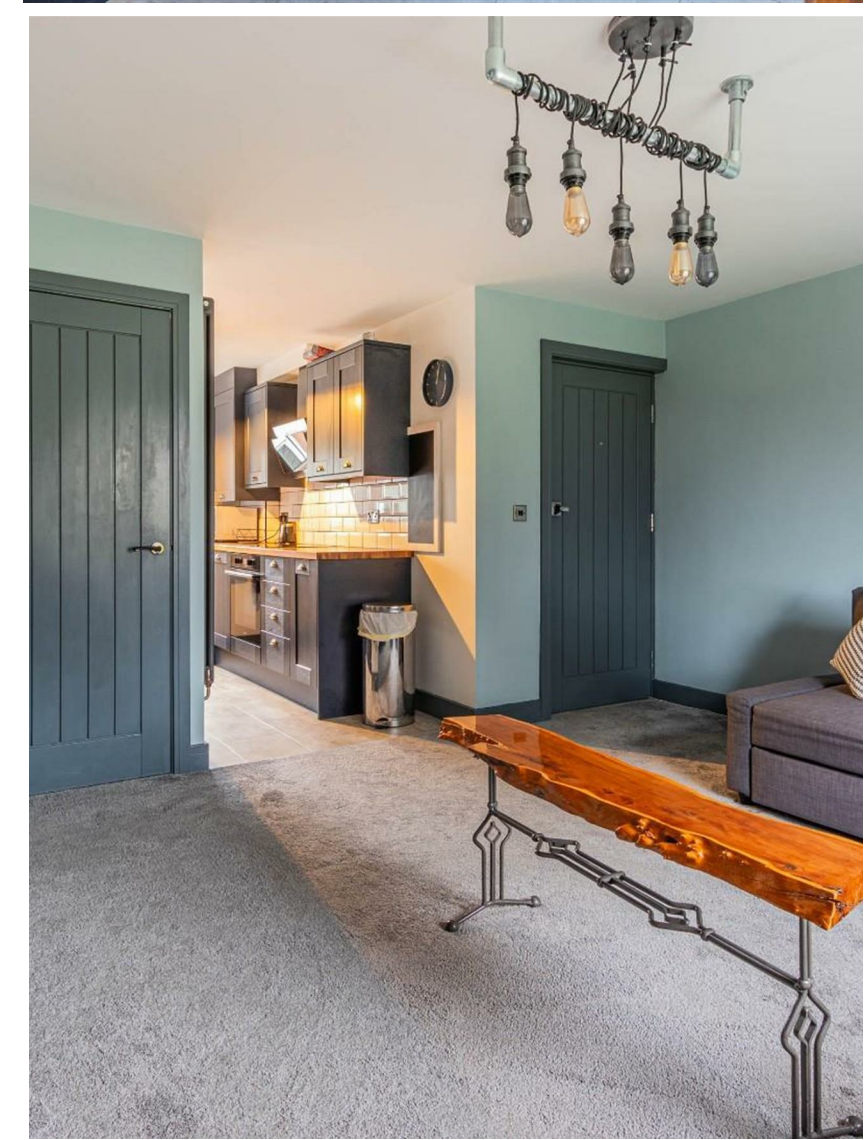
Potential rent of £1,200 PCM

Garden shed

Full refurbishment took place in 2019 which included thermal upgrade of external walls, full re-plaster, full rewire and new DB board, new lighting, new central heating system (boiler, pipework, radiators etc.) new kitchen & WC, creation of storage in both bedrooms and lounge, new front door, new floor coverings and decoration

PARKING




Spaces to the front of the development that operate on a first come first serve basis.





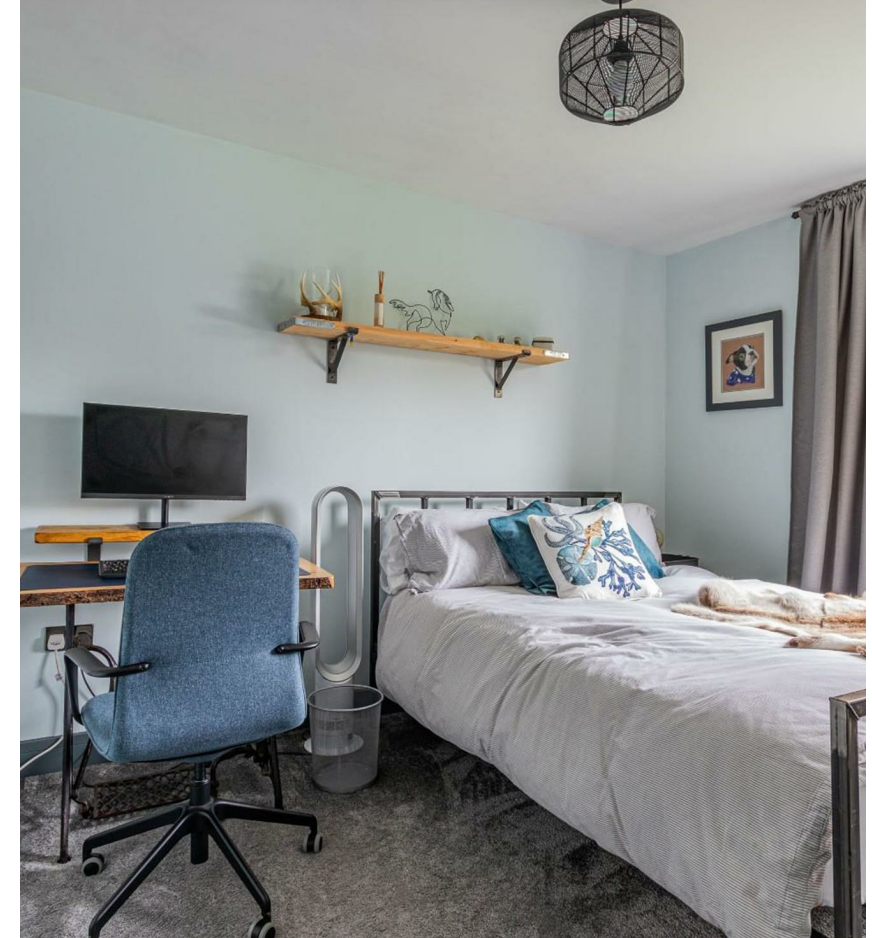
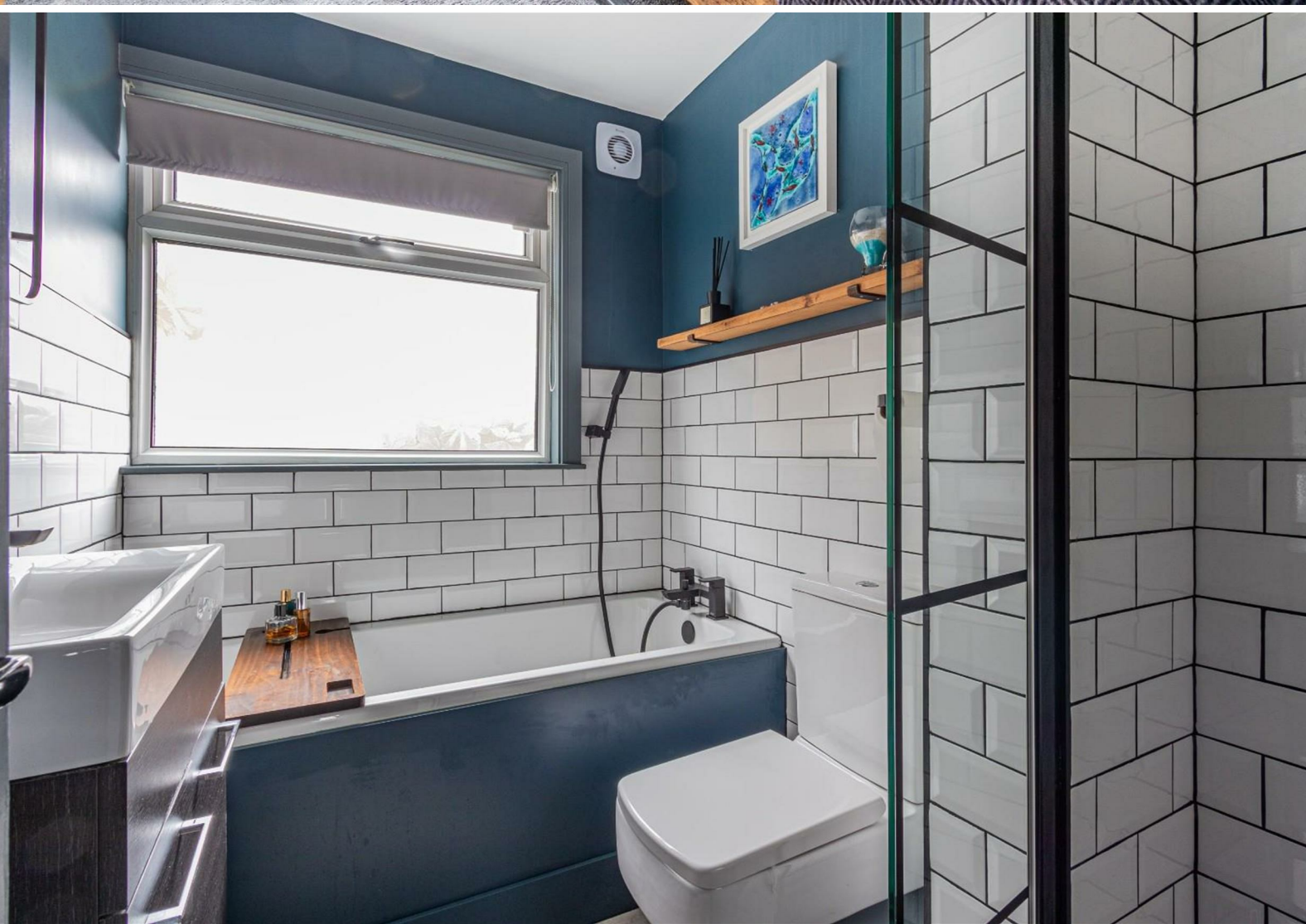
CLOS TREODA

WHITCHURCH, CF14 6DL - £210,000

 2 Bedroom(s)  1 Bathroom(s)  710.16 sqft

JeffreyRoss are proud to bring to the market this exceptional first floor apartment that borders Rhiwbina and Whitchurch on the popular Clos Treoda development. This impressive apartment has been fully renovated by the current owner to include new kitchen, bathroom, external wall thermal insulation, re-wiring and new boiler which makes this apartment present and feel like a new build. The property briefly comprises Open plan living and dining room with picture window to the rear elevation and recessed newly fitted modern kitchen to the front. The apartment boast two impressive double bedrooms with both benefiting built in wardrobes and storage space. Outside benefits its own garage and parking area for residents. This apartment has mass market appeal for first time buyers, down-sizers given the size of the apartment and buy to let investors as rents are as high as £1,200 pcm and service charges are competitive as the development has its own residents association.

Take a closer look at our interactive Virtual tour for a closer look.



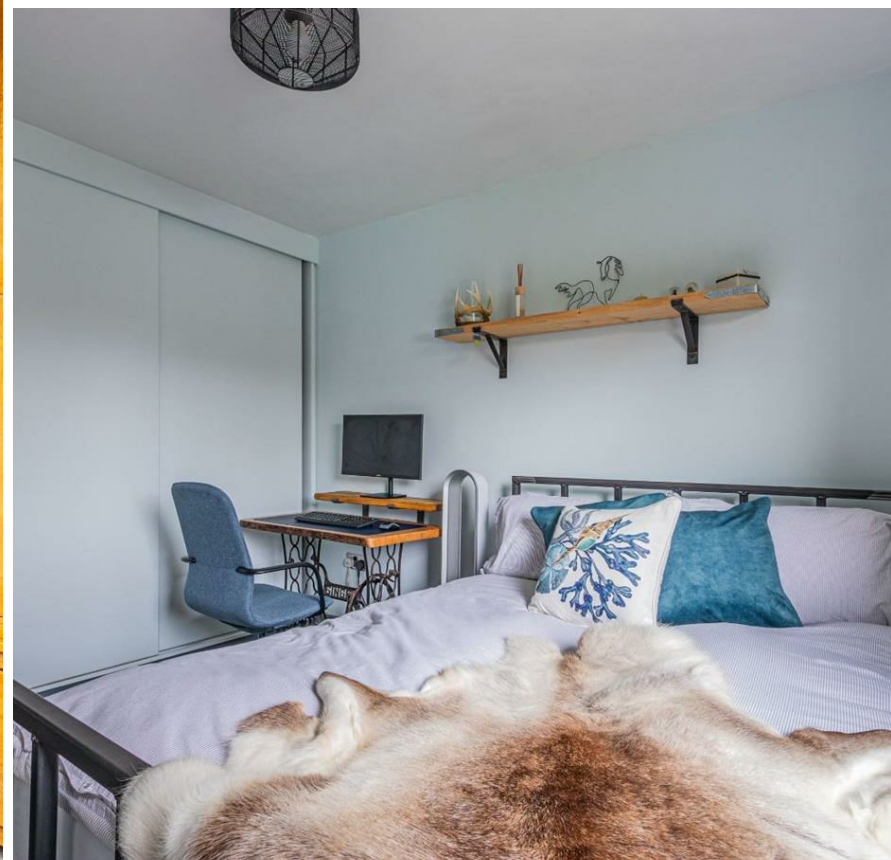
PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
Elliott@jeffreygross.co.uk
02920 499680
Director





Clos Treoda, Whitchurch, Cardiff



Clos Treoda, Whitchurch, CRF

1st Floor Apartment Interior Area 648.96 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Energy Efficiency Rating

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