

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



WOODRUFF WAY
THORNHILL



ENTRANCE HALLWAY
3.55m x 1.24m (11'7" x 4'0")

LIVING / KITCHEN
6.74m x 4.47m widest points (22'1" x 14'7" widest points)

BATHROOM
2.18m x 2.28m (7'1" x 7'5")

STORAGE CUPBOARD
Housing electric hot water tank

BEDROOM ONE
3.21m x 3.40m (10'6" x 11'1")

BEDROOM TWO
2.14m x 3.61m (7'0" x 11'10")

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

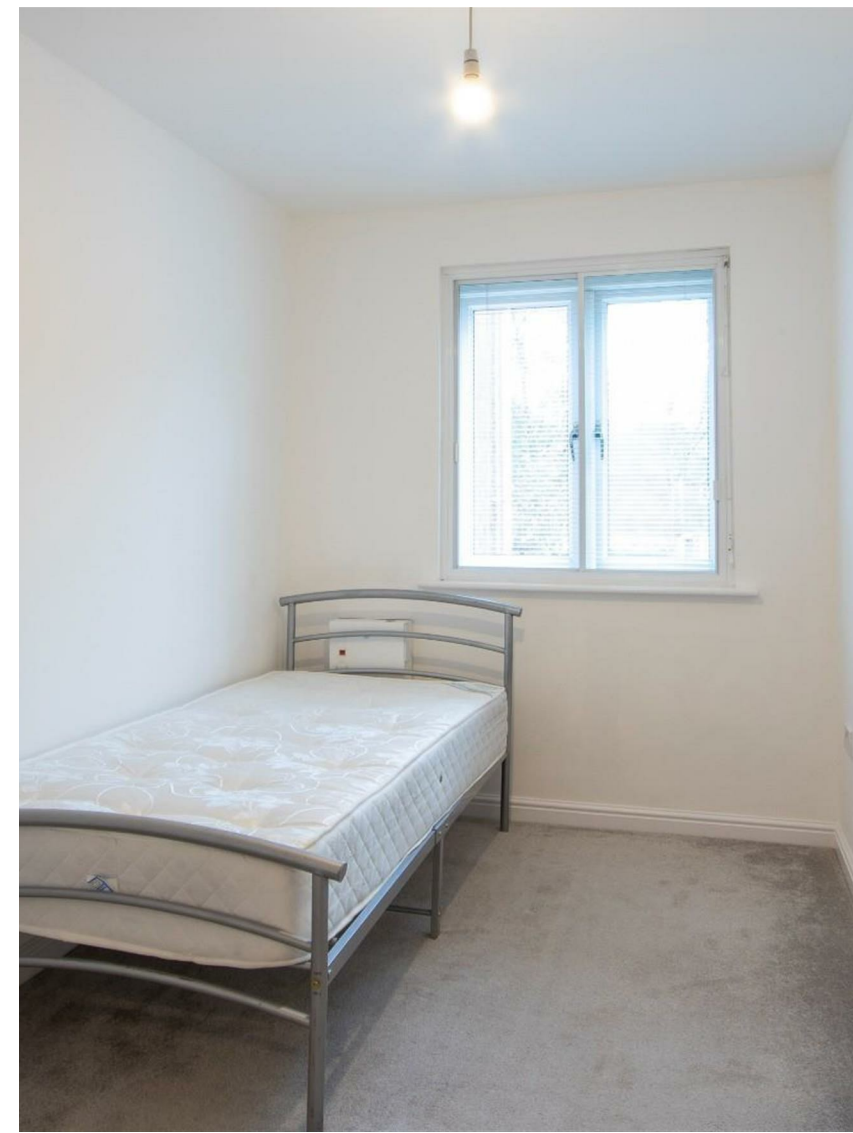
SERVICE CHARGES
£183.54 per month

LEASE DETAILS
TBC

GROUND RENT
£208.71 per annum as of Jan 2024

COUNCIL TAX
Band - D



ADDITIONAL INFORMATION
The property has been previously rented and is now offered with vacant possession
Market rent would be £900-£925pcm
First floor - stair access
Allocated Parking
Seel and Co are the current managing agent





WOODRUFF WAY

THORNHILL, CF14 9FP - £155,000

 2 Bedroom(s)  1 Bathroom(s)  657.00 sq ft

Welcome to this charming modern first-floor apartment located on Woodruff Way in Thornhill. This delightful property boasts a spacious 657 sq ft of living space, featuring 1 reception room, 2 cosy bedrooms, and a well-appointed bathroom.

Situated in a convenient location, this apartment offers ease of access to the train station, making commuting a breeze. The property also comes with the added benefit of allocated parking, ensuring you always have a space to park your vehicle.

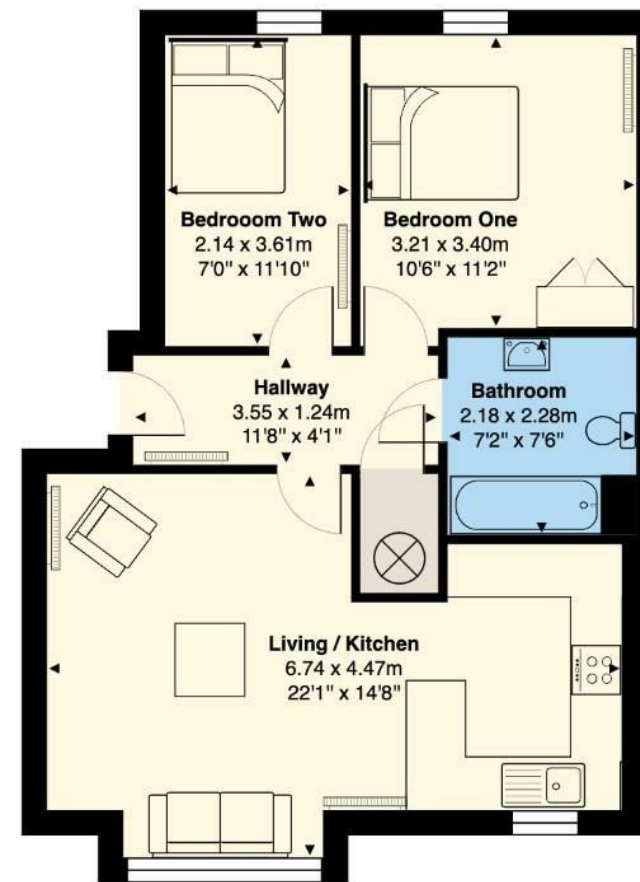
With no chain involved, this apartment presents a fantastic opportunity for those looking to move in hassle-free. Whether you are a first-time buyer, downsizer, or investor, this property offers great rental potential with an estimated monthly income of £925pcm.

Don't miss out on the chance to make this lovely apartment your new home. Contact us today to arrange a viewing and take the first step towards owning or renting this wonderful property on Woodruff Way.



PROPERTY SPECIALIST

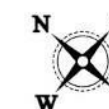
Mr Max Tustin
max@jeffreygross.co.uk
Sales Negotiator



Woodruff Way, Thornhill, Cardiff, CF14 9FP

Total Area: 61.0 m² ... 657 ft²

All measurements are approximate and for display purposes only



Woodruff Way, Thornhill



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	80	84
(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	