

2 St Francis Court, Tyn-y-Pwll Road,

Whitchurch, Cardiff, CF14 1BT



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£200,000



First floor flat



Property Description

MGY are delighted to offer for sale this fantastic 2 bedroom first floor flat in the heart of Whitchurch. The accommodation which has its own independent access comprises entrance hall, lounge, separate kitchen, 2 good size bedrooms and a shower room. Allocated parking space and a paved area assigned to the property externally. Ideal first time purchase, buy to let investment or a property to downsize. Extended lease and new roof batons with breathable lining. No ongoing chain. *The furniture within the property is included in the sale.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 699 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

This delightful property is within close proximity to Whitchurch village with post office, newsagent, supermarket, bars, several restaurants, banks and many more. Easy transport links to the city centre and A470 and M4. Whitchurch has well regarded schools at all levels including a Welsh school.

ENTRANCE HALLWAY

Entered via upvc door with obscure glazed panel. Gas meter. Stairs rising to first floor.

LANDING AREA

Upvc obscure double glazed window to side. Doors to all principle rooms. Cupboard housing gas central heating boiler. Access to part boarded loft space via retractable ladder.

LOUNGE

18' 8" x 9' 7" (5.69m x 2.93m)
Upvc double glazed window to front. Coved ceiling. Feature fireplace housing living flame coal effect fire. Radiator.

KITCHEN

12' 0" x 6' 9" maximum (3.67m x 2.06m)
Upvc double glazed window to front.

Downlighters to ceiling. Tiled flooring. Part tiled walls. Range of fitted cream high gloss wall and base kitchen units with work surface incorporating one and a half stainless steel sink unit with mixer tap. Electric oven with inset gas hob with extractor fan over. Fridge freezer and washing machine (to remain). Radiator.

BEDROOM ONE

12' 2" x 9' 3" (3.72m x 2.84m)
Upvc double glazed window to rear. Coved ceiling Radiator. Range of Sharps fitted wardrobes to one wall with hanging and shelving.

BEDROOM TWO

9' 1" x 8' 10" (2.78m x 2.70m)
Upvc double glazed window to rear. Coved ceiling. Radiator.

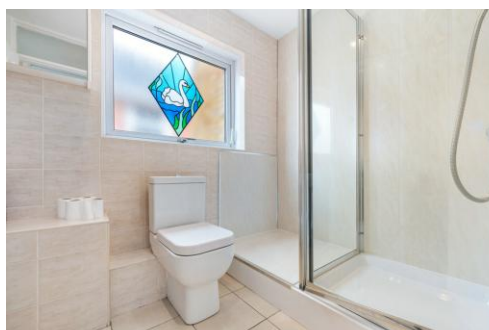
BATHROOM

Upvc obscure double glazed window to side with decorative glazing. Downlighters to ceiling. Ceramic tiled walls and flooring. Three piece suite comprising walk in shower cubicle, wc and pedestal wash hand basin. Wall mounted mirror fronted bathroom cabinet. Towel rail. Shaver point. Radiator.

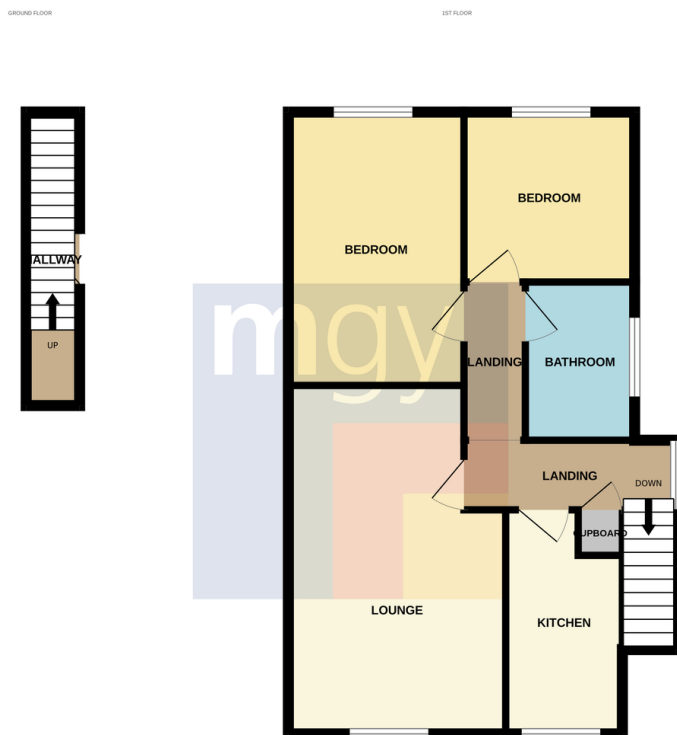
TENURE

We are advised that the property is of Leasehold tenure, with an extended lease term of 145 years. There is an annual ground rent of £50. This is to be verified by your legal representative.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The correct, typical and approximate dimensions have not been tested and no guarantee as to their comparability or efficiency can be given.
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