

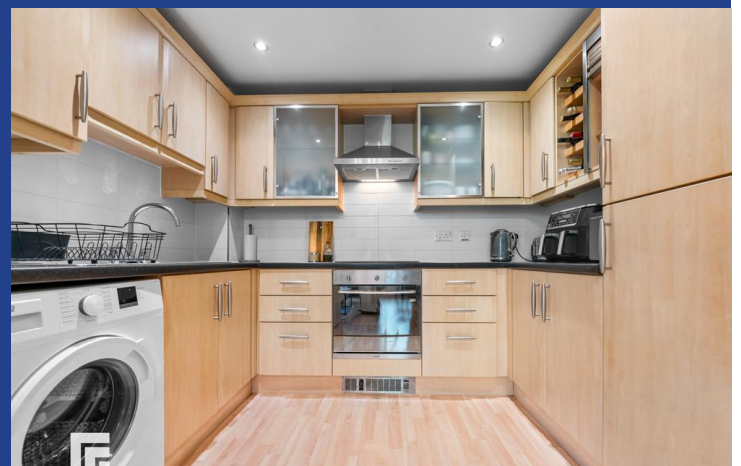
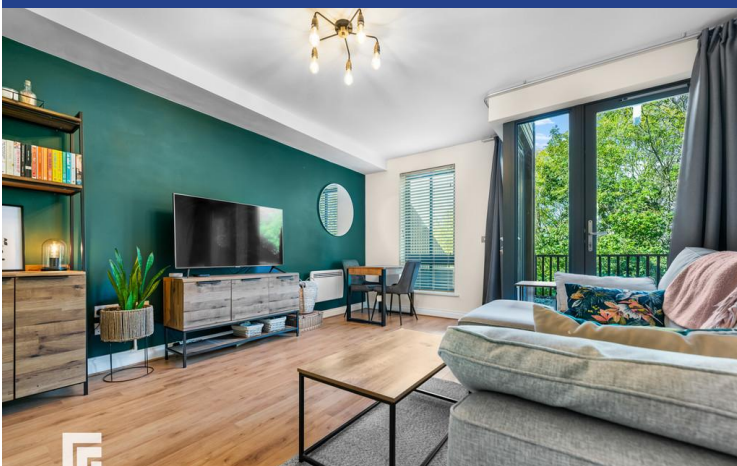
# Samuels Crescent, Whitchurch, Cardiff, CF14 2TH



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£185,000**



Ground Floor Flat



# Property Description

**\*\*MODERN APARTMENT CLOSE TO WHITCHURCH VILLAGE\*\***  
A well presented modern apartment close to local amenities and local transport plus good road links to the A470 and M4 motorway. This ground floor apartment comprises entrance hall, lounge, fitted kitchen, double bedroom and bathroom with shower. Allocated car parking space plus balcony to the bedroom. **\*\*VIEWING RECOMMENDED\*\***

Tenure Leasehold

Council Tax Band E

Floor Area Approx 743 sq ft

Viewing Arrangements  
Strictly by appointment

## LOCATION

This 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 HALL

Entered via wooden door with spyhole. Entry phone system. Wall mounted electric heater and thermostat. Door to cloak hanging cupboard with shelving and power point.

## LOUNGE

15' 4" x 12' 9" (4.69m x 3.90m)  
Double glazed to rear plus two double glazed doors with glazed screen to side. Laminate wood effect flooring. Two wall mounted electric heaters. Double doors to;

## KITCHEN

9' 5" x 6' 9" (2.88m x 2.08m)  
Laminate wood effect flooring. Spotlights to ceiling. Range of fitted wall and base units with round edge work surfaces and tiled splashback incorporating stainless steel sink unit with mixer tap.

Built in electric oven, electric hob with stainless steel extractor hood above. Built in wine rack, integrated fridge freezer and plumbing for automatic washing machine.

## BEDROOM

12' 9" x 9' 10" (3.90m x 3.01m)  
Double glazed window to rear plus double glazed door leading to decked balcony with glazed screen to side. Wall mounted electric heater. Built in cupboard housing hot water tank with shelving. Built in wardrobe with hanging and shelving.

## BATHROOM

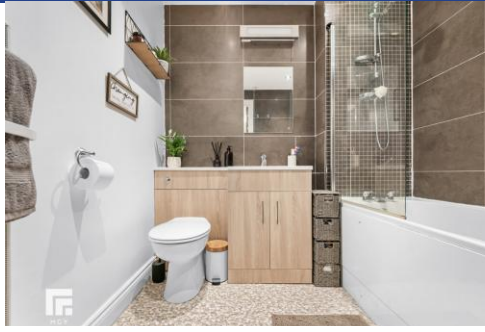
Vinyl flooring and part tiled walls. Spotlights to ceiling and extractor fan. Suite comprising panelled bath with shower over and glazed shower screen, vanity unit with wash hand basin and low level WC. Electric heated towel rail/radiator. Wall mounted mirror with lighting above.

## OUTSIDE

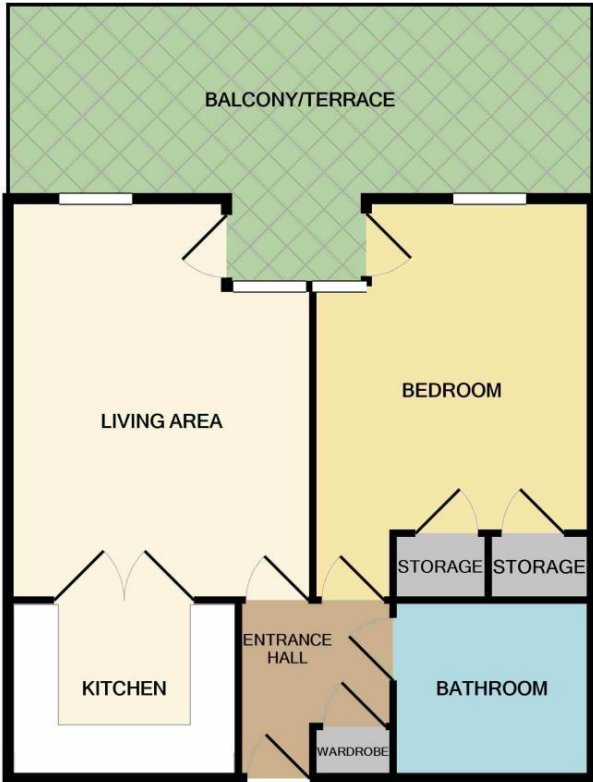
One allocated car parking space. Communal entrance hall with security entry system.



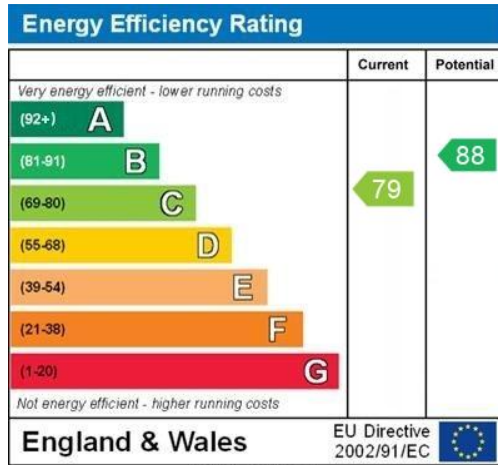
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan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