



17 GLENDOWER COURT,  
VELINDRE ROAD  
WHITCHURCH  
CARDIFF CF14 2TJ

ASKING PRICE OF  
**£99,950**



GROUND FLOOR RETIREMENT  
FLAT



2



1



1



1

**\*\* NO CHAIN \*\*** A ground floor retirement flat in the sought after location of Whitchurch close to the village and excellent transport links to the M4 motorway and the city centre of Cardiff. Residents minimum age 55 years. The property comprises of lounge/sitting room, kitchen 2 bedrooms and a shower room. In addition there is a communal lounge, laundry room and wardens office. Lifts to all floors. 24 hour emergency call system. Residents Parking.

#### DESCRIPTION

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#### LOCATION

This property is situated in the Whitchurch area of Cardiff and the Taff Trail is nearby and in 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

Electric storage heater. Large storage cupboard with shelving and housing hot water tank. Cloak cupboard with hanging.

#### LOUNGE

23' 5" x 10' 7" (7.14m x 3.23m)  
Double glazed doors leading to communal gardens. Coved ceiling. Storage heater. Fireplace. Glazed doors to :-

#### KITCHEN

7' 6" x approximately 6' 10" (irregular shape) (2.31m x

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 667 SQ.FT**

**VIEWING: STRICTLY BY APPOINTMENT**

2.10m)

Double glazed window overlooking communal gardens. Base and wall units with work surfaces incorporating stainless steel unit and mixer tap. Built in oven. Electric hob.

#### BEDROOM ONE

15' 8" x 9' 3" (4.78m x 2.83m)  
Double glazed window overlooking communal gardens. Storage heater. Fitted wardrobe.

#### BEDROOM TWO

15' 8" x 9' 1" (4.79m x 2.79m)  
Double glazed window overlooking communal gardens. Electric heater. Coved ceiling.

#### SHOWER ROOM

Shower cubicle, vanity enclosed wash hand basin, w.c.

#### COMMUNAL GARDENS

Mostly lawned with shrubs and hedges.

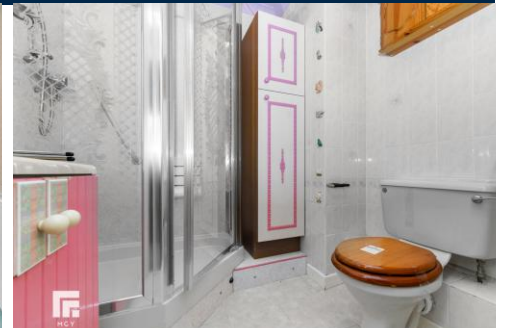
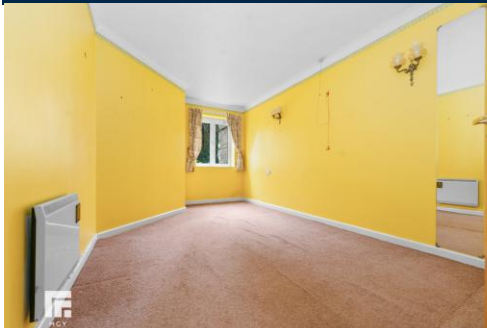
#### TENURE

The property is of Leasehold tenure with a term of 125 years from 1 May 1995 currently there are 95 years remaining. This is to be verified by your legal representative.



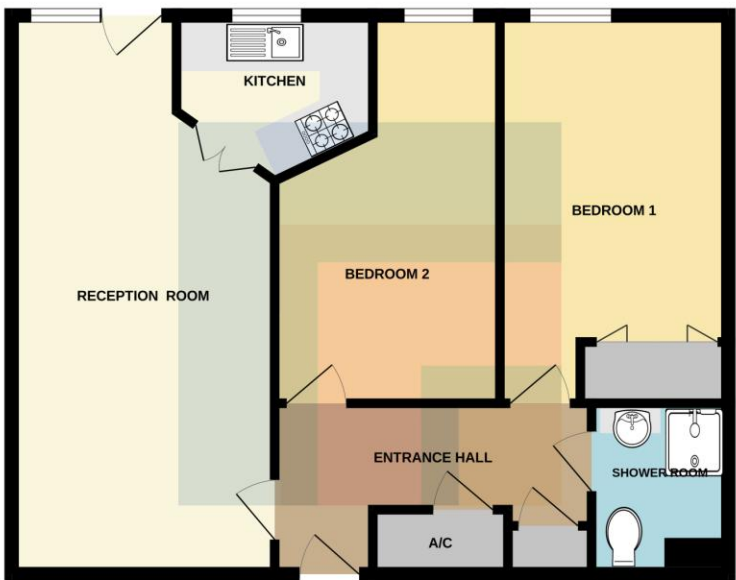


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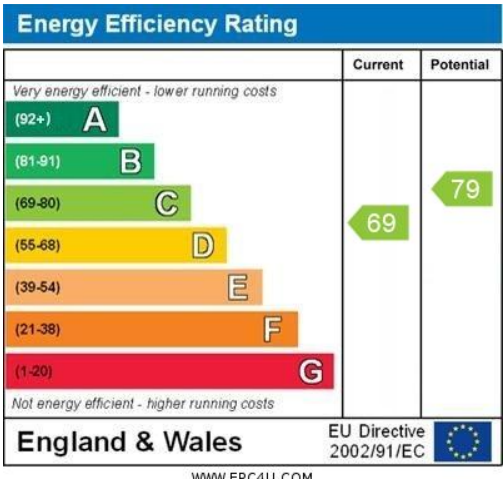


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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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WHITCHURCH 02922 745848

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