



# Heol Don Court Church Road

Whitchurch, Cardiff, CF14 2ED

Offers Over £250,000

HARRIS & BIRT





Perfectly positioned just a short walk from Whitchurch Village, this property is within easy reach of local shops, cafes, and restaurants. Families will appreciate the proximity to highly regarded Welsh and English medium primary and secondary schools. The nearby Taff Trail offers scenic walking and cycling routes, while excellent transport links to the M4, A470 and Llandaff North train station make commuting a breeze.

This large two bedroom top floor apartment briefly comprises of: entrance hall, open plan lounge/diner, separate kitchen, two large size double bedrooms, modern family bathroom. The property benefits from double glazing, gas central heating and ample parking both front and back. Garage en bloc to rear. Council Tax banding D. EPC Rating C.

This property would make an excellent investment for a landlord with a current monthly rental valuation of £2000 per calendar month.



## Accommodation

### Ground Floor

Entrance through communal doors, skimmed walls and ceilings, pendant light.

### Communal Entrance Hallway

Entrance through communal doors, skimmed walls and ceilings, pendant light.

### Second Floor

#### Entrance Hall 3'5" x 15'1" (1.04m x 4.60m)

The property is entered via hardwood front door into open entrance hall. Papered walls and ceiling. Laminate flooring. Pendant ceiling light. Intercom phone, Hatch to attic space. Doorways into all rooms.

#### Lounge/Dining Room 11'5" x 13'6" - 9'10" x 13'6" (3.48m x 4.11m - 3.00m x 4.11m)

Carpeted flooring, one panelled wall, papered walls and textured ceilings, UPVC double glazed window to front elevation, Media wall, two column radiators.

#### Kitchen 12'1" x 9'9" (3.68m x 2.97m)

Modern fitted kitchen with a range of wall and base units set under and over wood effect work surface. Features include Neff electric fan assisted oven, electric hob, fridge/freezer, space for washing machine and slimline dishwasher. One and a half stainless steel sink with mixer tap. Tiled splashback, skimmed walls and ceilings, radiator. UPVC double glazed window to rear elevation. Tiled flooring.

#### Bedroom One 13'11" x 15'6" (4.24m x 4.72m)

A good sized double bedroom with UPVC double glazed window to rear elevation, carpeted flooring,

one panelled wall, skimmed walls and ceiling, pendant lighting, radiator.

#### Bedroom Two 16'1"x 11'5" (4.90mx 3.48m)

A second good sized double bedroom, carpeted flooring, papered walls, textured ceiling, pendant lighting, UPVC double glazed window to front elevation, fitted wardrobes and radiator.

#### Bathroom 8'2"x 5'7" (2.49mx 1.70m)

Modern bathroom, tiled floors and fully tiled walls, UPVC double glazed window to rear elevation, large shower with glass door and rainforest shower head, low level wc, wall hung wash hand basin with cupboard space underneath. Skimmed ceiling with spotlights. Intergraded extractor fan. Large chrome heated towel radiator.

#### Hallway/Airing Cupboard 5'5"x 3'5" (1.65mx 1.04m)

Laminate effect flooring, cupboard space housing combi central heating boiler fitted in January 24, papered walls and artexed ceiling.

### Services

Mains connected electricity, gas, water and drainage.

### Leasehold Information

Service charge is £1920 per annum which includes Buildings Insurance. Remaining years on lease 977 .

### Disclosure

Please note the vendor of the property is a member of staff for Harris & Birt.











FLOOR PLAN

HARRIS & BIRT

GROSS INTERNAL AREA  
FLOOR PLAN 946 sq.ft.  
TOTAL - 946 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

Cardiff

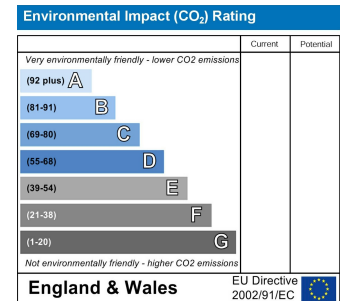
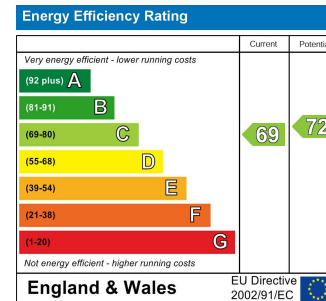
65 High Street, Cowbridge, CF71 7AF

359 Caerphilly Road, Cardiff, CF14 4QF

01446 771777 cowbridge@harrisbirt.co.uk

02920 614411 cardiff@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)



Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507  
 You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

