



Glendower Court Velindre Road, Cardiff CF14 2TJ

welcome to

Glendower Court Velindre Road, Cardiff

A Spacious Chain Free Apartment, Within This Desirable Retirement Complex In The Heart Of Whitchurch Village!



Entrance Hall

Via front door, walk in storage cupboard, assistance cord, electric heater, doors to rooms

Living Room

22' 10" x 10' 6" (6.96m x 3.20m)

Dual double glazed window, electric fire, electric heater, assistance cord, door to kitchen

Kitchen

Irregular Shaped Room 7' 8" x 8' 6" (2.34m x 2.59m)

Range of wall and base units, work surfaces, stainless steel sink and drainer, fridge, freezer, oven, electric hob with cooker hood over, wall mounted electric heater, double glazed window

Bedroom 1

13' 8" wardrobe doo x 9' 5" (4.17m wardrobe doo x 2.87m)

Double glazed window, electric heater, assistance cord

Bedroom 2

15' 11" x 9' 2" (4.85m x 2.79m)

Double glazed window, built in wardrobes, electric heater, views over communal gardens

Bathroom

Three piece suite comprising; Bath with shower over, vanity wash unit, low level w/c. Partially tiled with extractor fan and wall mounted electric heater



view this property online allenandharris.co.uk/Property/WTC109204



welcome to

Glendower Court Velindre Road, Cardiff

- Two Bedroom Flat In Retirement Complex
- Bright Spacious Reception Room
- Separate Kitchen Including Appliances
- Main Bedroom With Built In Wardrobes
- Shower Room With Three Piece Suite

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WTC109204



Property Ref:
WTC109204 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



029 2069 2626



whitchurch@allenandharris.co.uk



46 Merthyr Road, Whitchurch, CARDIFF, South Glamorgan, CF14 1DJ



allenandharris.co.uk