



Philog Court, Cardiff CF14 1EF

welcome to

Philog Court, Cardiff

Excellent location for those looking to be near to transport links, A470 and a short commute to Heath hospital. This two bedroom flat has a spacious lounge and is being sold with no onward chain! A great choice for first time buyers or investors. looking in Whitchurch.



Entrance Hallway

Entered via wooden door, cloak cupboard. Doors to all rooms.

Lounge

13' 8" x 10' 5" (4.17m x 3.17m)

Double glazed window to side, fitted carpet, radiator.

Kitchen

9' 8" x 7' 5" (2.95m x 2.26m)

Double glazed window to rear. Cupboard housing combi boiler. A range of wall and base units with work surfaces over and tiled splash backs incorporating stainless steel sink unit with mixer tap. Electric cooker point. Plumbing and space for washing machine. Space for fridge / freezer. Part tiled walls.

Bedroom One

9' 5" x 12' 5" (2.87m x 3.78m)

Double glazed window to side. Radiator. Fitted carpet.

Bedroom Two

10' 8" x 8' 9" (3.25m x 2.67m)

Double glazed window to side. Radiator. Fitted carpet.

Bathroom

Obscured double glazed window to front. Tiled floor. Part tiled walls. Paneled bath with hot and cold mixer tap and with electric shower over, pedestal wash hand basin with mixer tap, w.c. Radiator.



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Philog Court, Cardiff

- NO CHAIN !!
- SOUGHT AFTER AREA
- TWO DOUBLE BEDROOMS
- LOUNGE AND SEPARATE KITCHEN
- CLOSE TO LOCAL AMENITIES

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 140 years from 24 Mar 1963. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WTC109145 - 0011

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allen & harris



029 2069 2626



whitchurch@allenandharris.co.uk



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



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