



Philog Court, Cardiff CF14 1EF

welcome to

Philog Court, Cardiff

This two-bedroom flat has a spacious lounge and is being sold with no onward chain! An excellent location for those looking to be near to transport links, A470 and a short commute to Heath hospital. A great choice for first time buyers or investors looking in the sought after area of 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. Panelled bath with hot and cold mixer tap and with electric shower over, pedestal wash hand basin with mixer tap, w.c. Radiator.

Agents Note

Vendor has said he will increase the leasehold to one hundred years on completion of any sale.



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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

Council Tax Band: C Service Charge: Ask Agent

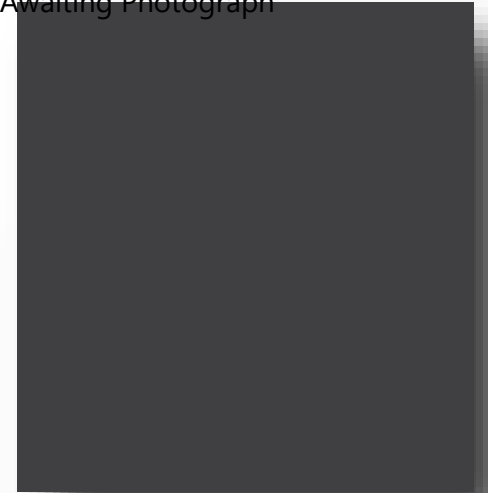
Ground Rent: 900.00

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.

£150,000



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:
WTC109145 - 0028

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.


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