



**Exeter Mansions Park Lane, Whitchurch Cardiff CF14 7AY**



**welcome to**

**Exeter Mansions Park Lane, Whitchurch Cardiff**

A modern flat in Whitchurch with close proximity to the popular high street and Coryton train station. With ample internal accommodation and garage and shed, this is a great choice for those looking in this popular suburb of Cardiff.



### **Entrance Hall**

Intercom, doors to all rooms, partially carpeted, partially laminated, Storage cupboard with light and fuseboard, additional storage cupboard.

### **Lounge**

12' 2" x 15' 2" ( 3.71m x 4.62m )

Laminate flooring, sliding door archway, double glazed window to rear, radiator and power points door to kitchen.

### **Kitchen**

9' 9" x 8' 9" ( 2.97m x 2.67m )

Sliding door, exposed boiler, double glazed window to rear and to side, range of wall and base units, integrated oven and hop with overhead extractor fan, space for white goods, plumbing for washing machine and dishwasher, space for freestanding fridge/freezer, power points, sink with drainer and overhead tap. Partially tiled wall, waterproof laminate.

### **Bedroom One**

11' 3" x 12' 9" into max ( 3.43m x 3.89m into max )

Carpet fitted, double glazed window to front, power point, radiator

### **Bedroom Two**

12' 9" x 9' 3" from wardrobe ( 3.89m x 2.82m from wardrobe )

Fitted carpet, fitted wardrobe, double glazed window to front, power points

### **Bedroom Three**

9' 3" x 9' 3" from wardrobe ( 2.82m x 2.82m from wardrobe )

Built in pull down single bed, panelling on walls, double glazed window to front, fitted carpet, fitted wardrobe with sliding doors

### **Bathroom**

Bath with overhead shower, tiled walls, double glazed window to side, heated towel rail, vanity unit with basin. WC in separate area



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welcome to

## Exeter Mansions Park Lane, Whitchurch Cardiff

- Beautiful three-bedroom flat
- Garage and Shed
- Cottage style doors to kitchen and lounge
- Close to Whitchurch Village
- Close to Coryton train station

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2606.40

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1991. 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

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WTC109520 - 0014

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