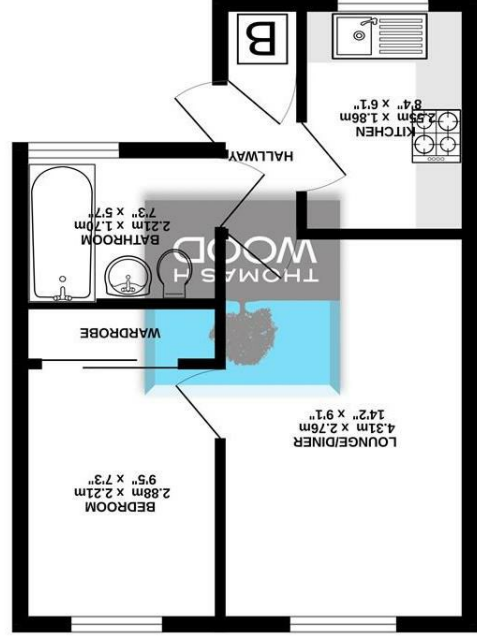


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GROUND FLOOR  
 30.5 sq.m. (328 sq.ft.) approx.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	73
(81-91) B	76
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

EU Directive 2002/91/EC  
 England & Wales  
 Not energy efficient - higher running costs

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 WOOD





4 Tredegar Court, Heol Don,  
Whitchurch, Cardiff  
CF14 2AY



Asking Price £155,000  
Flat - First Floor  
1 Bedrooms

Tenure - Leasehold

Floor Area - 328.00 sq ft

Current EPC Rating - C73

Potential EPC Rating - C76

A rare opportunity to purchase this one bed roomed apartment, located just off Heol Don in Whitchurch. Offered for sale for the first time in 28 years and comes with the benefit of a long lease, modern Worcester combination, allocated parking and no onward chain. The property itself is just a short walk to the popular village of Whitchurch, Llandaff North train station, Hailey Park, and the Taff Trail. The accommodation briefly comprises; kitchen, lounge, one double bedroom with large, fitted wardrobes and good sized bathroom. Additional storage can be found within the hallway, which also houses the Worcester combination boiler. Externally there is a communal private car park providing off road parking and a shed, which is mainly used for storing bicycles.

#### ENTRANCE

The open communal hallway is accessed via an internal staircase rising to the first floor.

#### ENTRANCE HALLWAY

The hallway comprises, painted walls, textured ceiling, radiator panel, cupboard housing Worcester combination gas boiler. Doors to all rooms

#### KITCHEN

2.55m x 1.86m (8'4" x 6'1")

Fitted with base and wall units with marble effect roll-edge work surface over and inset stainless steel sink unit with drainer.

Space for low level free standing fridge and freezer, space for gas cooker, UPVC window to front aspect.

#### LOUNGE

4.31m x 2.76m (14'1" x 9'0" )

A good size principal reception room with carpeted floor, painted walls, textured ceiling and UPVC window to rear aspect. Door to;

#### BEDROOM ONE

2.88m x 2.21m (9'5" x 7'3" )

excluding wardrobe space A double bedroom overlooking the

rear aspect of the property, with carpeted floor, painted walls, textured ceiling, mirrored fitted wardrobes, and UPVC window to rear

#### BATHROOM

2.21m x 1.70m (7'3" x 5'6")

Comprising; panelled bath with tiled splashback and electric overhead shower, low level WC, pedestal wash hand basin, radiator panel, opaque double glazed window to front aspect and part tiled walls.

#### OUTSIDE

To the rear of the property there is a private car park providing off road parking.

#### TENURE

Leasehold with approximately 158 years currently remaining. £99 per month service charge. No ground rent. Please note that such matters must be verified by your solicitor.

#### COUNCIL TAX

Band C

#### SCHOOL CATCHMENT AREA

Primary School: Whitchurch Primary

Secondary School: Whitchurch High

Welsh Primary School: Ysgol Melin Gruffydd

Welsh Secondary School: Ysgol Gyfun Glantaf



