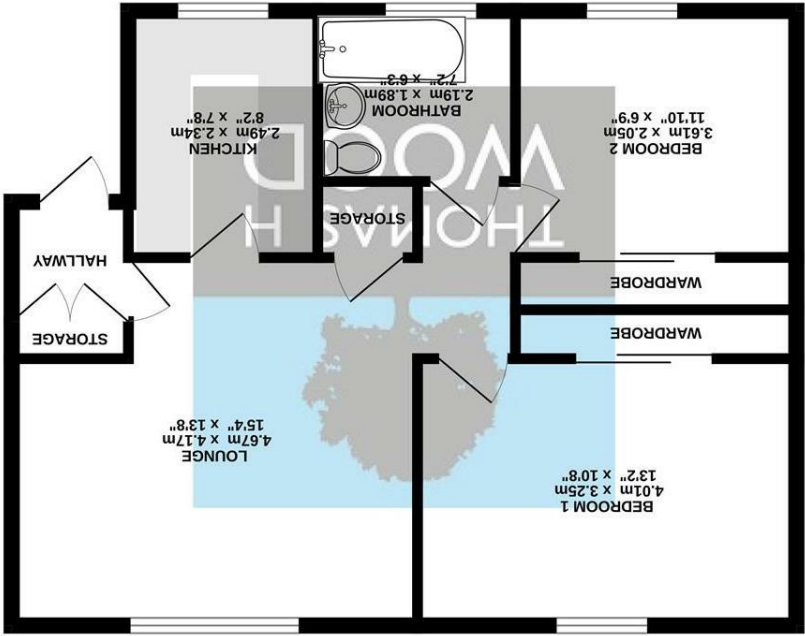


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 as to the quality of reference can be given.
 prospective purchaser. The network, systems and appliances shown have not been tested and no guarantee
 of their condition, use and any other items are given and no responsibility is taken for any
 errors or omissions. This plan is an approximate plan and should be used as a guide only.
 While every effort has been made to ensure the accuracy of the information contained here, measurements
 are not guaranteed.

GROUND FLOOR
 56.6 sq.m. (609 sq.ft.) approx.



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Energy Efficiency Rating	
Current	Potential
81	83

Very energy efficient - lower running costs
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

EU Directive 2002/91/EC
 England & Wales



15 Clos Treoda,
Whitchurch, Cardiff
CF14 6DL

£195,000
Flat - First Floor
2 Bedrooms

Tenure - Leasehold

Floor Area - 609.00 sq ft

Current EPC Rating - B81

Potential EPC Rating - B83

Thomas H Wood are delighted to offer this spacious 2 double bedroom first floor apartment ideally located in Clos Treoda in Whitchurch. The property benefits from a new combination boiler, a long lease and delightful garden views from the bright and generous reception room. The vibrant village of Whitchurch is a short walk away and within proximity to the excellent public transport links and M4. This wonderful opportunity briefly comprises; entrance hallway with storage, lounge/diner, kitchen, bathroom and two double bedrooms with fitted wardrobes. Ample parking, a single garage and communal gardens complete this fantastic first time buy or investment opportunity. To be sold with no onward chain. Viewings are strongly recommended.

ENTRANCE

Entered via well maintained communal hallway giving access to the apartment situated on the first floor.

ENTRANCE HALL

Via front door. Built-in storage cupboard. Door to:

LOUNGE/DINER

4.67m x 4.17m (15'3" x 13'8")

Good size reception room with Upvc double glazed window overlooking the delightful rear gardens. Ample space for sofas and dining table and chairs.

KITCHEN

2.49m x 2.34 (8'2" x 7'8")

A modern fitted kitchen with range of base and wall units incorporating hob, electric oven and extractor hood. Plumbed for washing machine. Combination boiler. Upvc double glazed window.

INNER HALLWAY

Built-in storage cupboard.

BEDROOM ONE

4.01m x 3.25m (13'1" x 10'7")

UPVC double glazed window overlooking the rear aspect. Fitted with a range of wardrobes. Radiator panel.

BEDROOM TWO

3.61m x 3.05m (11'10" x 10'0")

Double bedroom with UPVC double glazed window overlooking front communal gardens. Built-in wardrobes. Radiator panel.

BATHROOM/W.C.

2.19m x 1.89m (7'2" x 6'2")

Modern white suite comprising panel bath with shower over, pedestal wash hand basin with wall mounted vanity unit, low level w.c. Grey marble effect wall panels with silver grooves. Upvc double glazed window to the front. Heated towel radiator. Cushion flooring.

OUTSIDE

Very well maintained communal gardens which are laid to lawn with mature shrubs and plants.

GARAGE:

There is single garage situated in a block adjacent to the property. Ample parking.

TENURE

Leasehold TBC

Service Charge £50.00 per month

Ground Rent £5.00 per annum

COUNCIL TAX

Band



