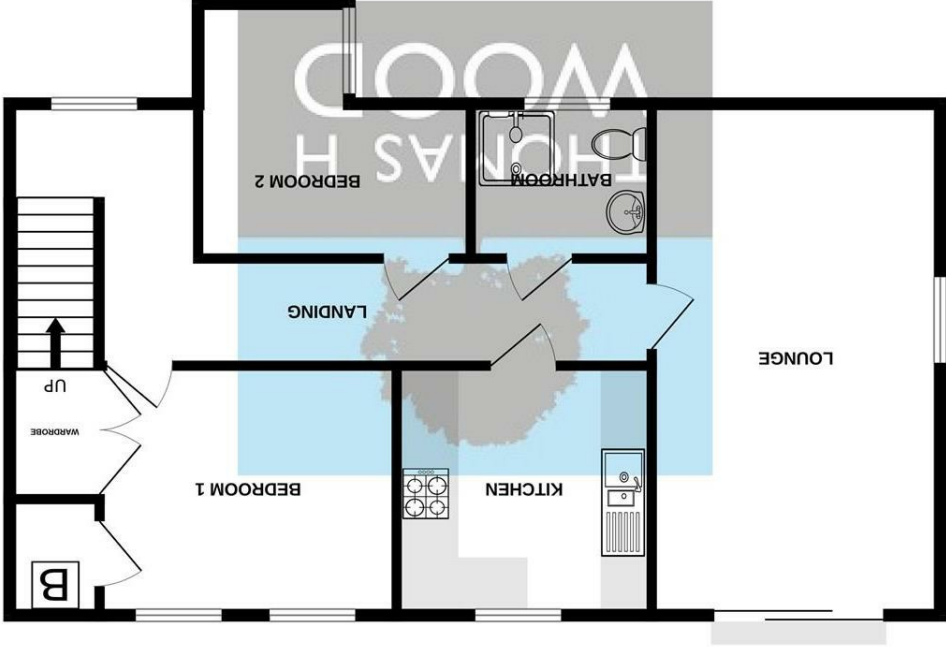


1ST FLOOR APARTMENT
 TOTAL FLOOR AREA : 87.2 sqm, (233 sqft) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained therein, measurements of doors, windows, doors and doors have not been taken and should be used as a guide only. Prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Energy Efficiency Rating	
Potential	Current
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	

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2 St Marys Court,
Tyn-Y-Pwll Road,
Whitchurch
CF14 1AG

Asking Price £200,000
Apartment
2 Bedrooms

Tenure - Leasehold

Floor Area - 723.00 sq ft

Current EPC Rating - C74

Potential EPC Rating - C76

A spacious, two bedroom first floor maisonette a short walk from the centre of Whitchurch village. The property briefly comprises an entrance hallway, good-sized living room, a modern and recently fitted kitchen and shower room, double master bedroom and single second bedroom. Furthermore, the property benefits from a modern gas combination boiler, extended lease of 160 years and allocated parking space to the front. The property would make an ideal first time buy or sound buy let. Viewings are recommended and is offered to the market with no ongoing chain.

ENTRANCE HALL

Entered via glazed wooden door. Coved ceiling. Stairs to first floor.

LOUNGE

3.38m x 5.99m (11'1" x 19'7")

A spacious lounge with sliding door to balcony and further window to the side elevation. With painted and papered walls, carpet radiator.

KITCHEN

2.97m x 2.92 (9'8" x 9'6")

A good sized kitchen with a range of wall and base units with work surfaces and tiled splash backs incorporating stainless steel sink unit with mixer tap. Built in oven and microwave, gas hob and extractor over. Plumbing and space for washing machine and dishwasher. Space for fridge / freezer.

BEDROOM ONE

3.47m x 2.92m (11'4" x 9'6")

A generous double bedroom with two windows to the front elevation. With carpeted floors, radiator and built in storage.

BEDROOM TWO

3.19m x 2.98m (10'5" x 9'9")

(max) A single room with a window to the side elevation. Carpet, radiator.

SHOWER ROOM

2.12m x 1.81m (6'11" x 5'11")

Obscured glazed window to rear. Shower cubicle with mains shower, pedestal wash hand basin with mixer tap & WC. Tiled walls. Radiator.

OUTSIDE

Balcony accessed from the lounge. Allocated parking space. Visitor parking available.

TENURE

We are advised that the property is of Leasehold tenure with a current lease term of 160 years (recently extended).

Service charge and ground rent is £886 per annum and includes building insurance.

COUNCIL TAX

Band D



