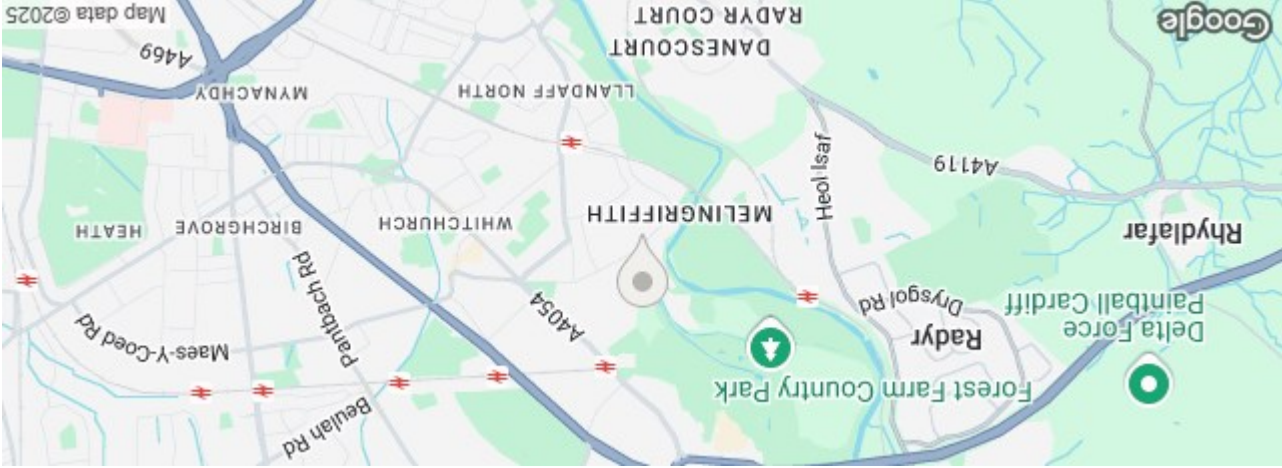
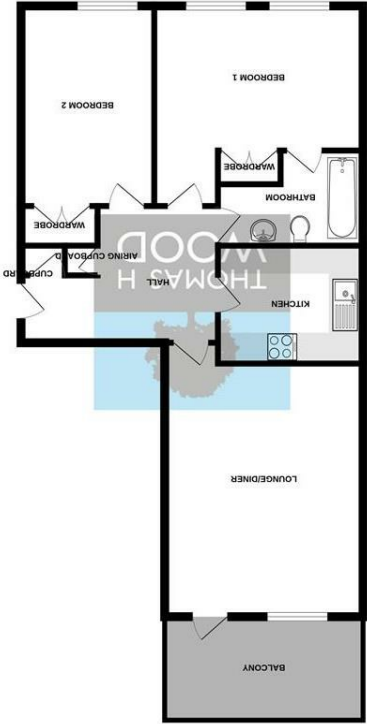




While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors or omissions. This plan is to be used as a guide only and should be used in conjunction with the services, systems and appliances shown here and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not to be used as a guide to the quality or quantity of the services, systems and appliances shown here and should be used as such by any prospective purchaser.

FIRST FLOOR, 2 BEDROOM



GROUND FLOOR

England & Wales		EU Directive 2002/91/EC	
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			
Current		Potential	
84		88	

Energy Efficiency Rating

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CONTACT

THOMAS H
WOOD





62 Samuels Crescent,
Whitchurch, Cardiff
CF14 2TH

£239,950
Flat - Second Floor
2 Bedrooms

Tenure - Leasehold

Floor Area - 742.00 sq ft

Current EPC Rating - B84

Potential EPC Rating - B88



A beautifully presented two double bedroom executive apartment in this most sought after of locations in Samuels Crescent, Whitchurch. The current owners have maintained the property to a high standard and is offered for sale in immaculate condition. The property benefits from a superb, enclosed deck area that enjoys the Westerly afternoon sun and magnificent views. There is a dedicated parking space adjacent to the block as well as visitor parking and secure communal bicycle store. Within walking distance of Whitchurch Village, close to the Taff Trail and within a few minutes of the M4 and A470 motorways. Viewing is highly recommended to appreciate this beautiful home.

COMMUNAL HALLWAY

Entranced via double glazed door, stairs leading to all apartments.

HALLWAY

Entrance via double lock door into a spacious 'L' shape hall with laminate flooring. With painted and papered walls, smooth ceiling and two storage cupboards, one with the hot water cylinder.

LOUNGE

5.56m x 4.01m (18'2" x 13'1")

A superb principal reception room with large 'picture' window and door to the balcony. This bright and spacious room has picturesque views, laminate flooring, painted walls, smooth ceiling and space for dining table and chairs.

BALCONY

Ample space for table and chairs.

KITCHEN

2.84m x 2.36m (9'3" x 7'8")

Fitted with a matching range of wall, floor and draw units two wall units are glass fronted, integrated fridge freezer, dishwasher and cooker with inset hob and fitted extractor hood over, inset bowl with drainer, space and plumbing for washing machine, co-ordinating tiled floor and splash back, painted walls, smooth ceiling with spotlights

BEDROOM ONE

2.11m x 2.87m (6'11" x 9'4")

A generous double bedroom with two double glazed windows to front, double doors to fitted wardrobe, continuation of laminate flooring, painted walls and smooth ceiling. Door to;

BATHROOM

2.11m x 2.87m (6'11" x 9'4")

Fitted with a white modern suite comprising: concealed WC and wash hand basin with open sill above, panelled bath with shower and fitted shower screen, smooth plain ceiling with spotlights, fitted mirror, fully tiled walls and co-ordinating flooring, accessed via bedroom one and the hallway.

BEDROOM TWO

2.69m x 3.99m (8'9" x 13'1")

A further excellent size double bedroom with fitted wardrobe, double glazed window to front, painted walls, smooth ceiling and continuation of the laminate floor.

OUTSIDE

REAR COMMUNAL GARDEN

Accessed via gates at either side of apartment blocks, lawned area

FRONT

Post boxes, allocated parking space

BICYCLE SHED

Lockable bicycle shed

TENURE

Leasehold 999 years starting on 6th February 2006 981 years remaining

Service charge is £1476 per year (paid in 2 instalments 6 monthly)

Ground Rent Is £250 per year

COUNCIL TAX

Band E

