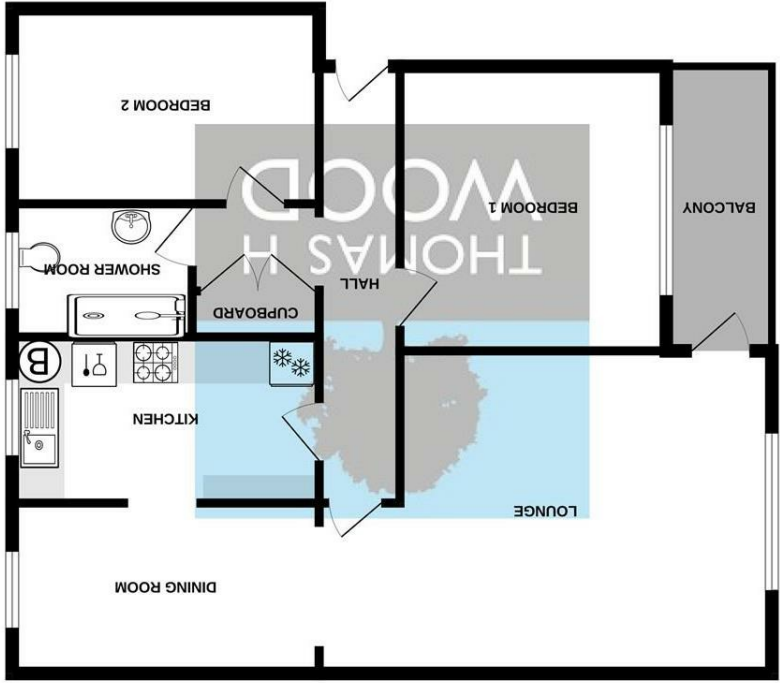




Energy Performance Certificate (EPC) information. The EPC is a legal requirement for all properties being marketed for sale or rent. It provides information on the energy efficiency of the property and the estimated energy costs. The EPC is based on a standard assessment of the property's energy performance, taking into account factors such as the type of heating system, insulation, and windows. The EPC is valid for 10 years. For more information, please visit the Energy Performance Certificate website: www.gov.uk/government/organisations/energy-performance-certificate

GROUND FLOOR

78.2 sq.m. (842 sq.ft.) approx.



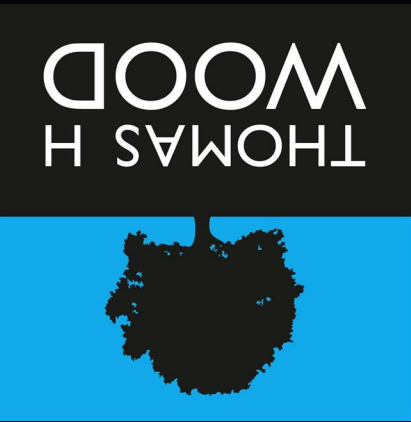
TOTAL FLOOR AREA : 78.2 sq.m. (842 sq.ft.) approx.

Energy Efficiency Rating	
Current	Potential
82	84

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



CONTACT

EMAIL

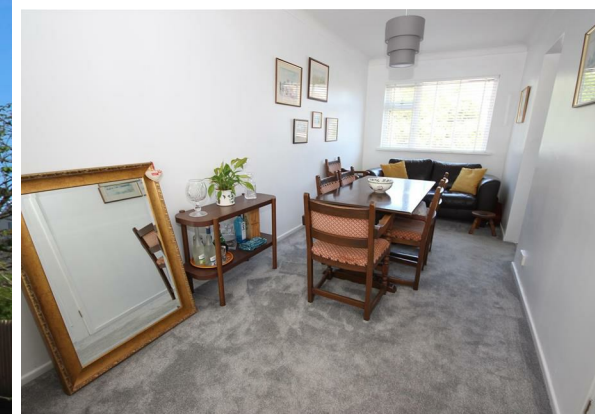
sales@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com



80 Greenmeadow Court,
Pendwyallt Road,
Whitchurch, Cardiff
CF14 7FH

£250,000
Flat - First Floor
2 Bedrooms

Tenure - Leasehold

Floor Area - 842.00 sq ft

Current EPC Rating - B82

Potential EPC Rating - B84

A spacious and fully refurbished two double bedroom apartment, ideally located in Greenmeadow Court in Whitchurch. The current owner has transformed the property and is offered for sale in immaculate condition throughout. The property has benefited from a new central heating system, electrical rewire, some re-plastered walls and a new kitchen and shower room. Furthermore, the property benefits from modern UPVC's windows, new carpets throughout. Westerly facing tiled balcony, a single garage to the rear, a share of the freehold and a long lease. Within walking distance to Whitchurch village, the excellent public transport links and the highly regarded schools. Viewings are highly recommended to appreciate the generous accommodation throughout and the excellent standard of this wonderful home.

ENTRANCE HALLWAY

Via communal entrance with stairs rising to the first floor. Internal hallway via hardwood door leading to a spacious hallway with carpeted floor, newly plastered and painted walls, smooth ceiling and doors to all rooms.

LOUNGE

4.25m x 5.78m (13'11" x 18'11")

A bright and spacious reception room overlooking the front aspect of the property. With carpeted floor, newly plastered and painted walls and radiator with TRV. New UPVC window with French shutters and fully glazed UPVC door to west facing balcony. Open to;

DINING ROOM

2.40m x 4.06m (7'10" x 13'3")

Carpeted floor, newly plastered and painted walls and radiator with TRV. UPVC window with fitted blind. Opening to;

KITCHEN

2.10m x 4.10m (6'10" x 13'5")

A modern high gloss kitchen with a range of wall and base units with contrasting work surfaces. Integrated Bosch appliances include, induction hob with stainless steel dishwasher, double and single oven plus fridge/freezer. Space and plumbing for washing machine. Stainless steel sink and wall mounted Baxi combination boiler. UPVC window with fitted blind, tiled floor and metro brick splash back tiling. Opening to dining room.

BEDROOM ONE

3.76m x 3.48m (12'4" x 11'5")

Generous master bedroom overlooking the front aspect of the property. With carpeted floor, newly plastered and painted walls, papered walls and radiator with TRV. UPVC window with fitted French shutters. Space wardrobes.

BEDROOM TWO

2.58m x 4.12m (8'5" x 13'6")

A good size double bedroom overlooking the rear aspect of the property. With carpeted floor, papered and painted walls and radiator with TRV. UPVC window with fitted blind. Fitted wardrobes along one wall.

HALLWAY

1.07m x 1.52m (3'6" x 4'11")

Airing cupboard and storage. Tiled floor.

SHOWER ROOM

1.64m x 2.39m (5'4" x 7'10")

A modern three piece suite with, double shower enclosure, black mixer shower and glazed sliding doors. Low level WC and wash hand basin vanity unit. Fully tiled walls and floor. Towel radiator.

OUTSIDE

FRONT

Approached by delightful communal gardens and pathway to main entrance.

REAR

Single garage and parking to the rear.

TENURE

LEASEHOLD

Terms of Lease 965 years from 21st May 1996. expires 28th September 2961. (also one twelfth share of freehold)

Service Charge £ 1426.00 per annum.

No Ground Rent

COUNCIL TAX

Band D



