



11 Anton Court Tyn-Y-Pwll
Road,
Whitchurch, Cardiff
CF14 1AU



£180,000
Flat - Second Floor
2 Bedrooms

Tenure - Leasehold -

Share of Freehold

Floor Area - sq ft

Current EPC Rating - E50

Potential EPC Rating - E51

A wonderful opportunity to purchase this well-presented and spacious second-floor apartment, located in Anton Court. Within walking distance of Whitchurch village, with its excellent local amenities, excellent public transport links and highly regarded primary and secondary schools. The apartment benefits from spacious accommodation throughout, uPVC double glazing, a modern kitchen/breakfast room, and bathroom. Accommodation includes a communal hall, bright entrance hall, lounge, two double bedrooms, and communal gardens with a garage. Viewings are recommended.

ENTRANCE HALLWAY

With painted walls, coved and painted ceiling and wood block floor. Storage cupboard and deep twin door airing cupboard with lagged hot water cylinder and immersion heater.

LOUNGE

4.14m x 3.53m (13'6" x 11'6")

A light and airy lounge with painted walls, coved and papered ceiling and wood block floor. UPVC double glazed picture window overlooking front with delightful views.

BEDROOM 1

3.68m x 3.18m (12'0" x 10'5")

A well-proportioned master bedroom with papered walls, coved and painted ceiling and wood block floor. UPVC double glazed picture window overlooking front with delightful views. Triple wardrobes with ample hanging and storage space over.

BEDROOM 2

3.15m x 3.07m (10'4" x 10'0")

Another good size bedroom with painted and papered feature walls, coved and painted ceiling and wood block floor. UPVC double glazed picture window overlooking rear. Triple wardrobes with ample hanging and storage space over.

KITCHEN/BREAKFAST ROOM

3.45m x 3.2m (11'3" x 10'5")

A modern and recently installed kitchen with wall and base units

and contrasting work surfaces over. Space for washing machine, fridge freezer and cooker. Stainless steel sink and chrome tap. Breakfast bar with seating under. Painted/tiled walls, painted ceiling and tile effect floor. Built-in cupboard. UPVC double glazed window overlooking rear.

SHOWER ROOM

A modern suite comprising, glazed shower cubicle with electric shower. Vanity wash hand basin and low level W.C. Fully tiled walls and floor, coved and papered ceiling. Electric towel radiator. uPVC double glazed window to rear.

OUTSIDE

Communal gardens laid to lawns with driveway to a single garage in a nearby block.

TENURE

LEASEHOLD

Lease -126 Year remaining

Service Charge - Approx £900.00 per annum

Ground Rent - Share of Freehold

COUNCIL TAX

Tax Band C



