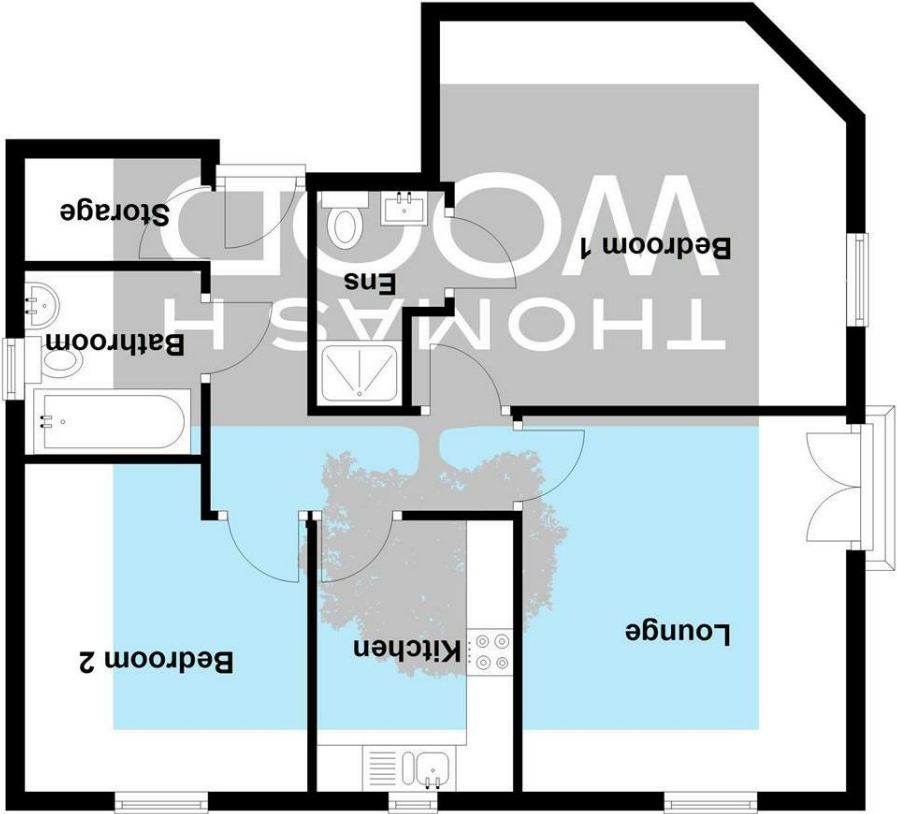


Total area: approx. 671.4 sq. feet



Ground Floor
Approx. 671.4 sq. feet

England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G		
F		
E		
D		
C		
B		
A		
Very energy efficient - lower running costs		
Current		Potential
71		79

Energy Efficiency Rating

www.thomashwood.com

WEBSITE

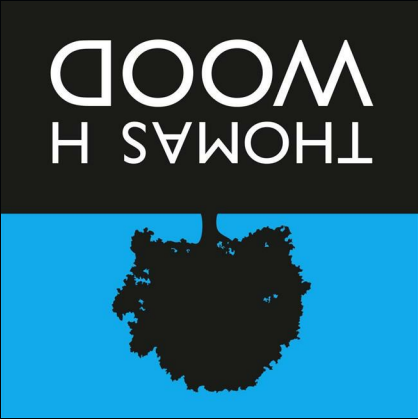
02920 626252

TELEPHONE

sales@thomashwood.com

EMAIL

CONTACT





69 Whitworth Square,
Whitchurch, Cardiff
CF14 7DR

Asking Price £185,000
Flat - Second Floor
2 Bedrooms

Tenure - Leasehold

Floor Area - 671.40 sq ft

Current EPC Rating - C71

Potential EPC Rating - C79



*****SPECTACULAR TWO DOUBLE BEDROOM TOP FLOOR**

APARTMENT - NO CHAIN*** Conveniently located close to Whitchurch Village, this stylish and contemporary two bedroom apartment offers a fantastic lifestyle with easy access to a vibrant selection of cafés, pubs, and local shops.

Designed for modern living, the apartment features a bright spacious layout, high-end finishes, and a Juliet balcony, perfect for natural light. The modern kitchen comes with integrated appliances, while the spacious principal bedroom offers a modern en-suite shower room. The sleek bathroom adds a touch of luxury.

With allocated parking, you have the convenience of off-street parking. Excellent transport links, including the A470 and M4 via Coryton, make commuting to Cardiff city centre and beyond effortless.

For those who love the outdoors, the Taff Trail is just a short distance away, offering beautiful scenic walks and cycling routes along the river.

This magnificent apartment offers an excellent opportunity for first-time buyers or investors.

ENTRANCE HALL

Entered via timber front door, large storage cupboard with water tank, electric radiator.

LOUNGE (BEDROOM ONE)

3.48m x 3.99m (11'5 x 13'1)

Currently be used as the main bedroom by the current owners, double glazed window to the side and double glazed doors leading onto a Juliet balcony allowing plenty of natural light, electric radiator.

KITCHEN

2.11m x 2.92m (6'11 x 9'7)

Fitted modern wall and base units with worktops, tiled splashbacks, electric hob with stainless steel extractor hood and integrated oven, one and a half bowl sink and drainer, integrated fridge/freezer, space for washing machine, tiled flooring, double glazed window.

BEDROOM ONE (LOUNGE)

4.24m x 4.17m (13'11 x 13'8)

Currently be used as a living room by the current owners, a spacious double bedroom with double glazed window, electric radiator.

ENSUITE

1.35m x 2.08m (4'5 x 6'10)

Fitted with shower, vanity unit with wash hand basin and low level w.c, chrome heated towel rail, tiled walls and floors.

BEDROOM TWO

3.02m x 3.43m (9'11 x 11'3)

Double glazed window, electric radiator.

BATHROOM

1.88m x 1.96m (6'2 x 6'5)

White suite comprising panelled bath with chrome mixer shower over and glass screen, low level w.c and vanity unit with wash hand basin, two wall mounted mirrored cupboards, chrome heated towel rail, tiled walls and floor, double glazed window.

OUTSIDE

Allocated parking space

TENURE

Leasehold - 107 years remaining on the lease.

Service Charges are £1256.51 per half year (£2513.02 per annum).

Ground Rent is £293.89

COUNCIL TAX

Band C

