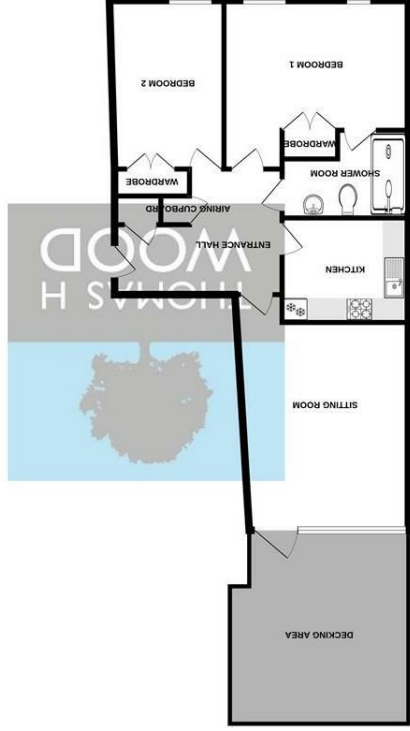
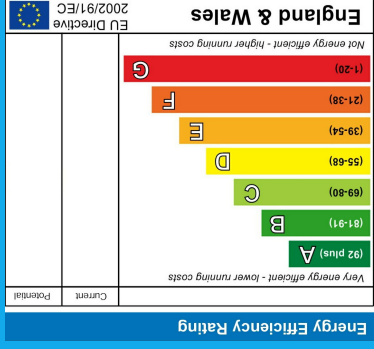


**TOTAL FLOOR AREA: 7.0 sq. ft. (753 sq ft., approx.)**



GROUND FLOOR



www.thomashood.com

WEBSITE

02920 626252

TELEPHONE

sales@thomashwood.com

EMAIL

## CONTACT



DOOM  
THOMAS H





40 Samuels Crescent,  
Whitchurch, Cardiff  
CF14 2TH

£235,000  
Apartment  
2 Bedrooms



**Tenure - Leasehold**

**Floor Area - 753.00 sq ft**

**Current EPC Rating - null**

**Potential EPC Rating - null**

An exciting opportunity to acquire this spacious two-bedroom ground floor apartment, ideally positioned within Samuels Crescent. This most desirable developments is located close to Whitchurch Village with its wide range of shops, cafés and amenities, yet within a walking distance to the bus stop and few minutes' drive of the M4 and A470 motorways. The apartment enjoys direct access from the sitting room to a generous, enclosed decking area, creating a superb extension of the living space. The property would benefit from light refurbishment but includes a fitted kitchen and bathroom, en-suite shower room, dedicated parking, visitor spaces, and secure bicycle storage. Viewings are recommended and to be sold with no onward chain.

#### **ENTRANCE HALL**

Accessed via a communal hallway. Painted walls and ceiling, laminate flooring. Electric wall heater. Large airing cupboard housing hot water cylinder with shelving, plus second storage cupboard. Intercom and room thermostat.

#### **SITTING ROOM**

5.55m x 4.12m max (18'2" x 13'6" max)

A bright and airy reception room with double glazed door leading directly to the private decking area. Painted walls and ceiling, two electric wall heaters, TV and telephone points.

#### **KITCHEN**

2.86m x 2.38m (9'4" x 7'9")

Fitted with a range of beech effect units, marble effect work surfaces and tiled splashbacks. Appliances include four-ring electric hob with extractor over, single oven, integral fridge/freezer, and space for washing machine. Stainless steel sink and drainer with chrome mixer tap. Painted walls and ceiling, linoleum flooring, and electric wall heater.

#### **BEDROOM ONE**

4.32m x 3.95m (14'2" x 12'11")

A generous principal bedroom with two double glazed front windows, fitted wardrobe, painted walls and ceiling, electric wall heater, TV and telephone points.

#### **EN-SUITE SHOWER ROOM**

2.85m x 1.93m (9'4" x 6'3")

Contemporary white suite comprising basin with chrome mixer tap set into vanity unit, low-level WC, walk in shower cubicle with electric shower. Fully tiled walls, linoleum flooring, recessed ceiling lighting, extractor fan, shaver light and electric heated towel rail.

#### **BEDROOM TWO**

4.03m x 2.69m (13'2" x 8'9")

A further double bedroom with integral wardrobe, double glazed front window, painted walls and ceiling, and electric wall heater.

#### **OUTSIDE**

Private enclosed decking area accessed directly from the sitting room with outside light. Allocated parking space to the front, visitor parking, and secure communal bin and bicycle store.

#### **TENURE**

Leasehold

Terms of Lease 999 years from 2006

980 years remaining

Service Charge - £1650 p.a

Ground Rent - £250 p.a

#### **COUNCIL TAX**

Band E





