

Tudor Court

PANTBACH ROAD BIRCHGROVE, CARDIFF, CF14 1US

GUIDE PRICE £210,000

**Hern &
Crabtree**



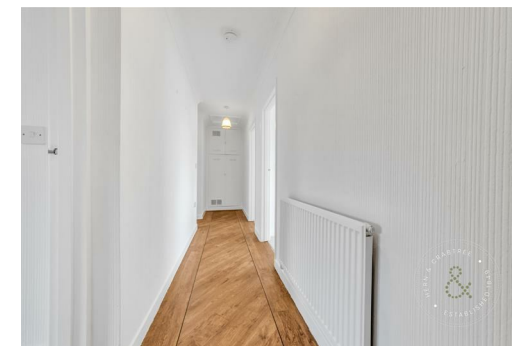
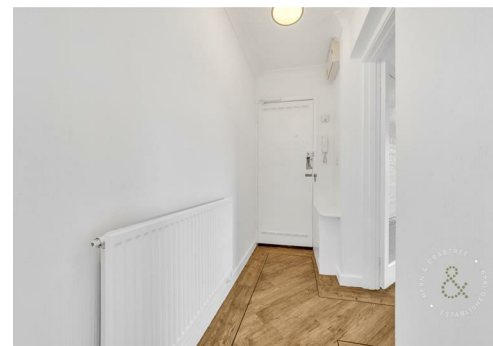
Tudor Court

Set within the leafy enclave of Birchgrove, this beautifully presented second-floor apartment at Tudor Court offers a refined living experience in one of Cardiff's most desirable residential pockets. Recently redecorated and laid with new carpets, the property is bathed in natural light and exudes a sense of calm and spaciousness throughout.

The apartment opens into a welcoming hallway with loft access and ample storage, leading into a well-proportioned living room that enjoys a peaceful rear aspect. The kitchen, thoughtfully arranged and fully equipped, provides everything needed for modern living, while two double bedrooms offer comfort and flexibility. A stylish bathroom completes the interior, with quality fittings and generous storage.

Externally, residents benefit from off-street parking and access to communal gardens, enhancing the appeal of this quiet and well-maintained development. With no onward chain, the property is ready for immediate occupation.

Birchgrove itself is a sought-after suburb of North Cardiff, known for its strong sense of community and excellent amenities. Pantbach Road offers convenient access to local shops, cafés, and independent retailers, while nearby Heath Park provides expansive green space for leisure and recreation. The area is well-served by reputable schools and boasts excellent transport links, including regular bus services and easy access to the A470 and M4, making commuting into Cardiff city centre and beyond both swift and straightforward.



sq ft

Communal Entrance

Accessed via a shared secure entrance, the property is located on the second floor of this purpose-built development. There is a space outside of the front door, useful for additional storage.

Hallway

Entered through a wooden internal door, the hallway features coved ceilings, a hatch to the spacious, insulated loft, a radiator, a visitor intercom and a built-in storage cupboard. The wooden Polyflor flooring adds warmth and continuity throughout.

Living Room

A bright and inviting space with a double-glazed window overlooking the rear aspect. Coved ceilings and a radiator complement the wooden flooring, creating a comfortable and well-proportioned reception area.

Kitchen

Positioned at the rear of the property, the kitchen is fitted with a range of base units beneath a laminate work surface. A stainless steel sink with half bowl and drainer sits beneath a double-glazed window. Integrated appliances include a four-ring electric hob, electric oven and extractor hood. There is space and plumbing for both a washing machine and dishwasher and a kitchen dining area. The room also houses a cupboard containing the combi boiler. Coved ceilings, a radiator, and wooden flooring complete the space.

Bedroom One

A generous double bedroom with a double-glazed window to the front, coved ceilings, and a radiator.

Bedroom Two

Also positioned at the front, this second bedroom

benefits from a double-glazed window, coved ceilings, and a radiator.

Bathroom

The bathroom features a double-glazed obscure window to the rear, coved ceilings, and a heated towel rail. Fitted with a bath and power shower over, a wash hand basin, a toilet and a condensation extractor fan linked to the shower. Storage cupboards and wooden flooring add practicality and style.

Outside

The property benefits from shared, off-street, allocated parking and communal access to gardens and drying facilities, offering a pleasant outdoor space for residents to enjoy.

Garage

Garage Included in sale.

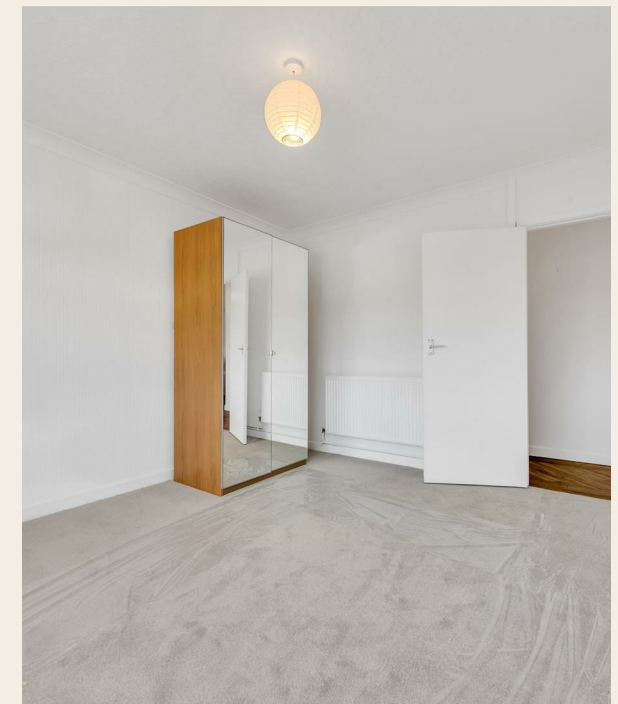
Tenure

A valuable 1/8th share of the freehold of the entire site with a flat lease term of 100 years + (TBC) Service and Maintenance Charges = £50 per month via standing order Shared with: 9 other flats within block. An annual building insurance charge has recently been agreed between the owners of c. £490 per annum, which is paid up for the next year

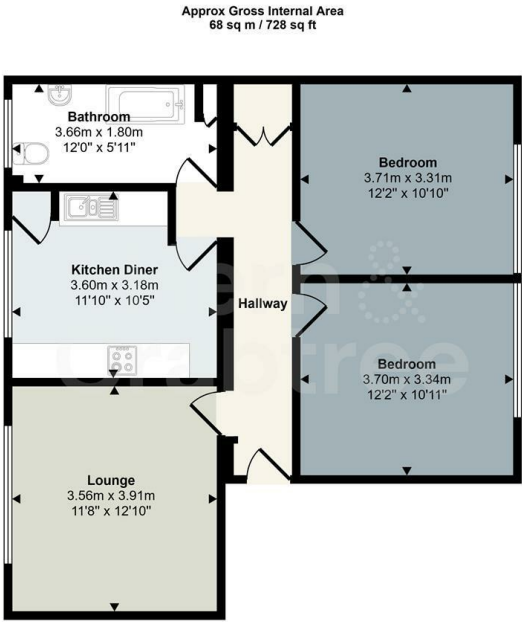
Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern &

Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy. Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
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		
	72	78
England & Wales		
EU Directive 2002/91/EC		

