



Glan Y Nant Road

| Whitchurch | Cardiff | CF14 1AQ

Hern and Crabtree

GLAN Y NANT ROAD

Guide Price £150,000



No chain. A spacious two bedroom top floor apartment with a outside balcony, located in the heart of Whitchurch village. Well maintained throughout with lots of potential to modernise, this apartment would make a wonderful first time buy or investment.

With plenty of natural light throughout, the accommodation briefly comprises: Communal Entrance, Hallway, Lounge/Diner with sliding door out onto the balcony, fitted Kitchen, Two Double Bedrooms and a Bathroom Suite. The property further benefits from an outdoor storage shed and off street parking on a first come first serve basis.

Brookside Court is positioned set back off Glan Y Nant Road and is perfectly placed within walking distance of Whitchurch Village. There is excellent transport facilities and close to the A470 and M4 Motorway. Internal viewings are highly recommended!

Communal Entrance

Entered via a communal entrance door into the entrance hall. Stairs to the top floor. Double-glazed window to the front. Wooden glazed door into the flats entrance hall.

Entrance Hall

Panelled radiator. Power points. Doors leading to all rooms.

Lounge/Diner

11'08" x 14'03"

Double-glazed sliding patio door leading out to the balcony. Panelled radiator. Power points. Telephone and TV point. Electric feature fireplace with surround and hearth. Wall lights. Folding door leads into the kitchen.

Kitchen

9'08" x 7'11" max

Double-glazed window to the rear. Fitted kitchen with a range of matching wall and base units with worktop. Space for freestanding gas cooker with extractor hood.

Stainless steel sink and drainer with mixer tap. Space for fridge/freezer and space and plumbing for a washing machine. Part tiled walls and tiled flooring. Power points. Panelled radiator. Pantry with shelving. Wall-mounted gas boiler.

Bedroom One

11'04" x 10'04"

Double-glazed window to the front. Panelled radiator. Power points. Built-in wardrobes with hanging rail and overhead storage.

Bedroom Two

8'04" x 10'05"

Double-glazed window to the front. Panelled radiator. Power points.

Bathroom

Obscure double-glazed window to the side. Panelled bath with mixer tap and Triton shower over and glass splashback screens. w/c and and wash hand basin. Part tiled walls.

Chrome heated towel rail. Airing cupboard with water tank and shelving.

OUTSIDE

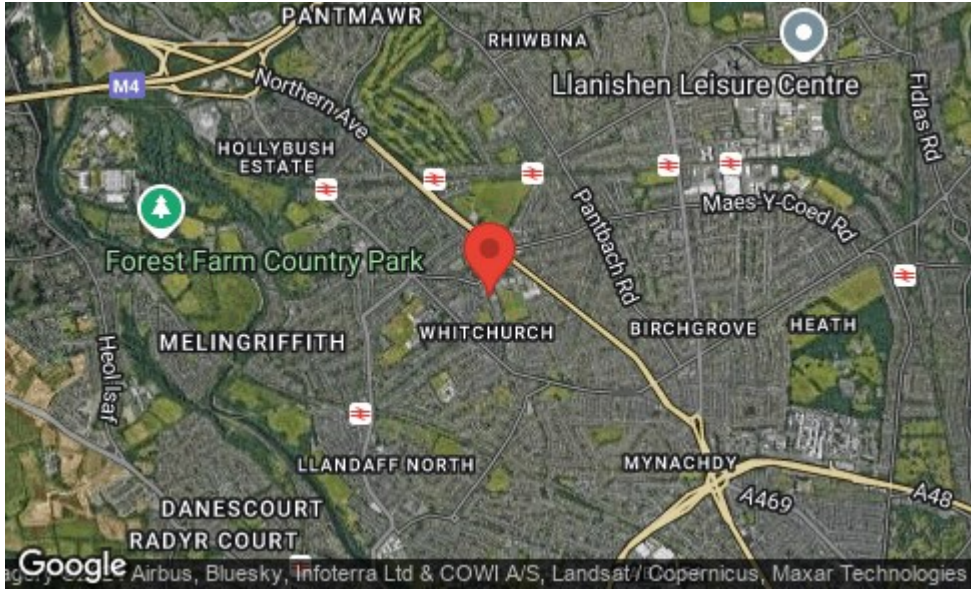
Parking on a first come first served basis at the front and rear of the property. Communal gardens.

Additional Information

We have been advised by the vendor that the property is Leasehold. There is approximately 129 years left on the lease and the service charges are approximately £60 per calendar month with a peppercorn ground rent. We advise that this is checked with the legal representative before exchange of contracts.



 2  1  2  D



8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ
 Tel: 02920 555 198 Email: llandaff@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92 plus A	
81-91 B	
69-80 C	
64	71
55-65 D	
35-54 E	
21-34 F	
1-20 G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.