



Wentloog Court Cardiff

Northover &
Williamson

An opportunity to purchase a superbly presented one bed apartment in the sought after Wentloog Court close to the heart of Rumney village with a good selection of local shops and on a bus route to the city centre. Purchasers must be 55 years of age and above this warden controlled development

£90,000



Wentloog Court, Rumney, Cardiff. CF3

Hallway

Storage cupboard, door to lounge, door to bedroom, door to bathroom

Lounge (13' 08" x 10' 0") or (4.17m x 3.05m)

Light and airy lounge with window to the front aspect. Radiator. Door to the kitchen

Kitchen (9' 0" x 7' 07") or (2.74m x 2.31m)

With a good selection of wall and base units with roll top work top over. Plumbed for a washing machine. Space for a under counter fridge and freezer. Space for cooker. Tiled splashbacks

Bedroom 1 (13' 00" x 8' 0") or (3.96m x 2.44m)

With window to the front aspect. Radiator

Bathroom

Suite comprising of panelled bath with shower screen and shower over, close coupled WC and pedestal wash hand basin. Tiled walls

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92+)	A			(92+)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



364-372 Cowbridge Road West,
Cardiff, CF5 5BY
02920 797919

806 Newport Road,
Rumney, Cardiff. CF3 4FH
info@northoverwilliamson.co.uk

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.