



2 WOODLEY COURT
WATERHALL ROAD
CARDIFF CF5 2SR

GUIDE PRICE
£219,950



GROUND FLOOR APARTMENT



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** TWO BEDROOM APARTMENT **

COMMUNAL GARDENS ** GATED

PARKING** A well presented two bedroom, ground floor apartment in Llandaff. The gated development of ten properties are enhanced by views across the City of Cardiff with all apartments having access to the development's communal gardens. Accommodation comprises entrance hallway, lounge/kitchen/diner, two bedrooms and two bathrooms. The property further benefits from electric under floor heating, uPVC double glazed windows and lift access to all levels. Allocated car parking space plus visitor car parking spaces and a bicycle store. EPC Rating C

TENURE: LEASEHOLD

COUNCIL TAX BAND: B

FLOOR AREA APPROX: 763 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

Location

Woodley Court is conveniently located just 10 minutes drive from Cardiff City Centre and within a two mile radius of the M4 motorway. This exclusive development is situated in a much sought after residential area and is well served by many local amenities all within walking distance. These include a local shopping precinct with medical and dental practices, a pharmacy, supermarket, post office, newsagent, public house, train station and regular bus services to the city centre and surrounding areas. There is a leisure centre close by which offers a variety of sporting facilities, including a swimming pool, squash courts, a gymnasium and a variety of exercise classes. There is access to the Taff Trail nearby. There are excellent public and private primary and secondary schools in the area including Cathedral School, Howells, Bishop of Llandaff and Radyr Comprehensive. Nearby is the quaint village of Llandaff, home to the stunning Llandaff Cathedral, as well as a variety of shops, restaurants and bars. There is also a rowing club at Llandaff which offers an excellent social club. The community of Radyr is also nearby which boasts a championship golf course at Radyr Golf Club and the long established Radyr Tennis Club, as well as a variety of shops, restaurants/cafe's and train station.

Entrance

Communal entrance with telephone entry system. Lift and stairs to all floors and garden access.

Entrance Hallway

Entered via hardwood front door into hallway. Doors to lounge/kitchen/diner, two bedrooms and bathroom. Large storage cupboard. Telephone intercom. Telephone point. Wood flooring.

Lounge/Kitchen/Diner

25' 9" x 10' 9" (7.87m x 3.28m)

Modern fitted kitchen with a wide range of base and eye level units incorporating one and a half bowl stainless steel sink unit with complementary work surfaces. Fitted Smeg electric oven, hob and stainless steel extractor hood over. Fitted fridge freezer, washer dryer and dishwasher. Tiled splashbacks. Spotlights. Ceramic tiled flooring. To the living area there is a UPVC double glazed window to the front aspect. Wood flooring with underfloor heating. Television and telephone points.

Master Bedroom

19' 11" x 9' 9" (6.08m x 2.98m)

UPVC double glazed window to front aspect. Carpet. Television and telephone points. Underfloor heating. Door to:-

En-Suite

7' 4" x 5' 5" (2.25m x 1.66m)

Fitted shower cubicle. Pedestal wash hand basin. Low level WC. Ceramic tiled flooring. Fully tiled walls. Chrome heated towel rail. Shaver point.

Bedroom Two

12' 4" x 10' 2" (3.77m x 3.11m)

UPVC double glazed window to front. Carpet. Underfloor heating. Television and telephone points.

Bathroom

8' 8" x 6' 1" (2.66m x 1.87m)

Panelled bath with glass shower screen and shower head over. Low level WC. Pedestal wash hand basin. Chrome towel rail. Part tiled walls. Ceramic tiled flooring. Shaver point. Spotlights. Extractor fan.

Outside

Electronic security gates. Allocated undercroft car parking space. Large communal gardens. Bike shed. Outside lighting and water.

LEASE DETAILS

Woodley Court Management - £204 per month which includes communal areas, window cleaning and buildings insurance. Peppercorn ground rent (nominal). 999 year lease.

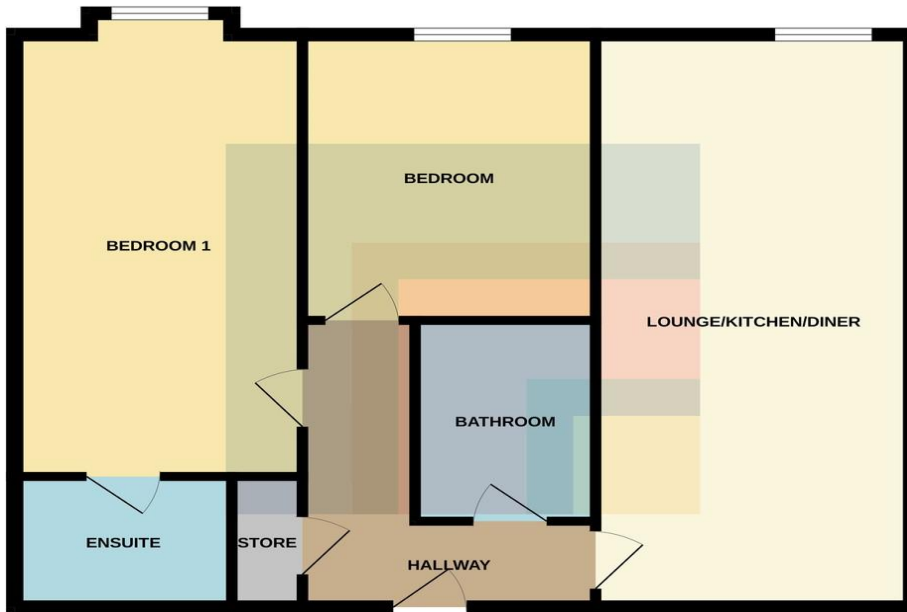


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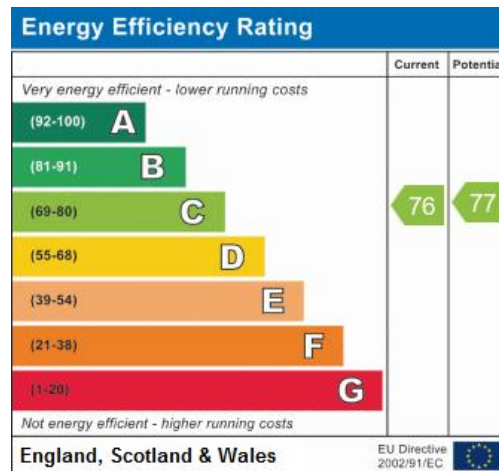


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GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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