

College Road,
Llandaff North, Cardiff,
CF14 2NS

THOMAS H WOOD

£169,950

1 Bedrooms
Apartment

A bright and spacious one bedroom ground floor apartment ideally located on College Road in Whitchurch. The current owner has maintained the property to a high standard and it's offered for sale with no onward chain. Within walking distance to Whitchurch Village, the excellent and highly regarded primary and secondary schools and the frequent public transport links to and from the city centre. The property briefly comprises, entrance hallway, double bedroom with storage, versatile storage space that's used as an office, principal reception room, kitchen and ground floor bathroom. To the rear there is a delightful courtyard garden with gated access to the front. Further benefits include UPVC windows, a modern combination boiler, a share of the freehold and a long lease. Viewings are highly recommended.



HALLWAY
Via communal UPVC front door to hallway. Hardwood door to apartment. Carpeted internal hallway, doors to all rooms and radiator panel.

BEDROOM ONE
12'11" x 14'10"
Overlooking the front aspect of the property with carpeted floor, painted walls, smooth ceiling, deep UPVC bay window, radiator with TRV and storage cupboard.

OFFICE
4'9" x 5'5"
Carpeted floor, painted walls, smooth ceiling and meter cupboard. A versatile space that is currently used as a home office.

LOUNGE/DINER
13'8" x 12'4"
A spacious principal reception room with carpeted floor, painted and papered walls, smooth ceiling, UPVC windows to side and rear aspect, radiator with TRV and electric fire with hearth and surround.



Features

- SPACIOUS APARTMENT
- GROUND FLOOR
- ONE BEDROOM
- VERSATILE STORAGE SPACE
- REAR COURTYEARD GARDEN
- WALKING DISTANCE TO WHITCHURCH VILLAGE
- CLOSE TO LOCAL AMENITIES
- EASY ACCESS A470 & M4
- VIEWING RECOMMENDED
- ON ONWARD CHAIN

KITCHEN
9'7" x 12'5"
A range of wall and base units with contrasting work surfaces. Stainless steel sink, electric hob, extractor over and electric oven. Space and plumbing for washing machine. Tiled splash backs and linoleum flooring. UPVC windows to side aspect. Door to;

SHOWER ROOM
8'5" x 3'1"
Low level WC, shower enclosure with electric shower. Low level WC and wash hand basin vanity unity. Partially tiled walls, UPVC window to rear and cupboard and housing a Worcester combination boiler.

OUTSIDE
A delightful courtyard garden with paved patio, brick and block built perimeters. Storage shed and pathway to front via timber gate.

TENURE
This property is understood to be Share of Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX
Band B

Information

- Tenure: Share of Freehold
- Council Tax Band: B
- Floor Area: 553.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C









1 BEDROOMS

1 BATHROOMS

1 RECEPTION ROOMS

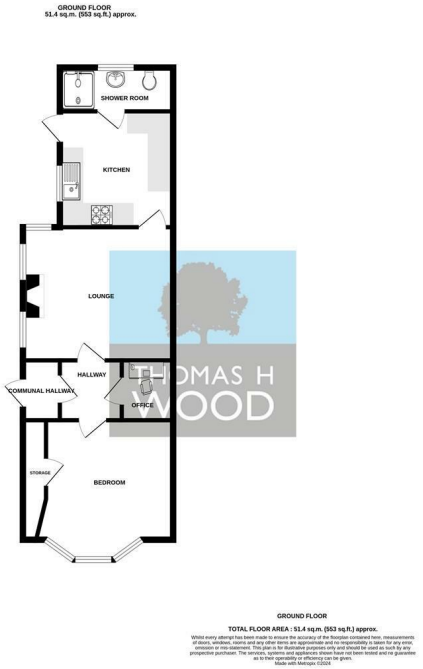
ENERGY RATING: D





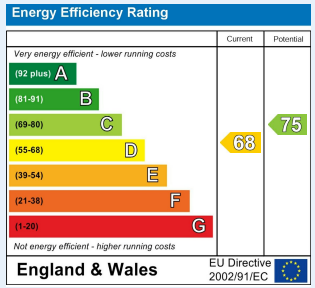




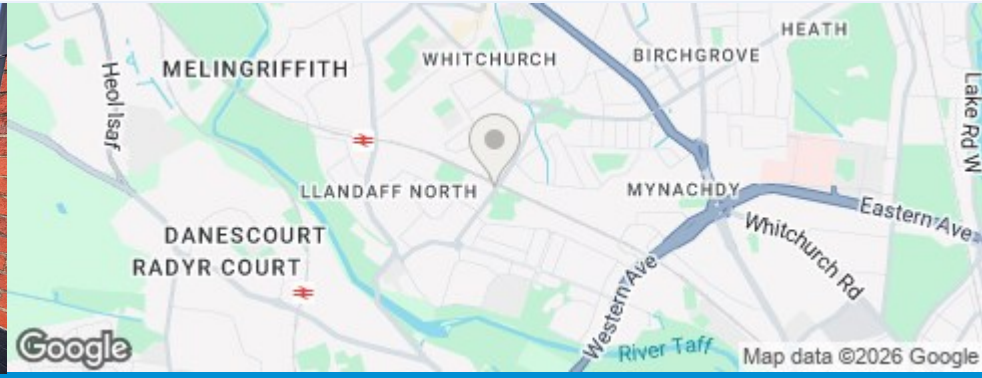




Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements







THOMAS H WOOD

CONTACT

sales@thomashwood.com
02920 626 252
thomashwood.com

WHITCHURCH BRANCH

14 Park Road,
Whitchurch
CF14 7BQ

RADYR BRANCH

5 Station Road,
Radyr, Cardiff
CF15 8AA