





Trewartha Court,Whitchurch CARDIFF CF14 1BS

allen & harris

welcome to

Trewartha Court, Whitchurch CARDIFF

Centrally located in Whitchurch, is this spacious modern two double bedroom ground floor flat with a garage. An excellent pick for first time buyers, clients downsizing or investors wanting a property in this fantastic area.













Entrance Hall

Lounge
17' 4" x 11' 5" (5.28m x 3.48m)
Storage heater, double glazed window to the front, access to kitchen

Kitchen
8' 7" x 8' 4" (2.62m x 2.54m)
Range of wall and base units, shelves, Belfast sink, extractor fan, space for white goods, large double glazed window to the rear

Bedroom One
13' 9" max x 10' 7" (4.19m max x 3.23m)
Built in cupboards, storage heater, double glazed window to front

Bedroom Two
11' 7" max x 8' 8" max (3.53m max x 2.64m max)
Built in cupboard, water tank in cupboard, storage heater, double glazed window to rear

Garage
16' 2" x 7' 8" (4.93m x 2.34m)
Up and over door, power point

Agent Note
Please note that an AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Trewartha Court, Whitchurch CARDIFF

- Centrally located in Whitchurch
- Ground Floor Two Bedrooms
- Spacious Lounge Diner
- Engineered Oak Flooring
- Bathroom With Three Piece Suite

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 250.00
Ground Rent: 35.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 May 1971. Should you require further information please contact the branch.
Please Note additional fees could be incurred for items such as Leasehold packs.

£185,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WTC109279

The Property Ombudsman

Property Ref:
WTC109279 - 0034

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

allen & harris

029 2069 2626

whitchurch@allenandharris.co.uk

46 Merthyr Road, Whitchurch, CARDIFF, South Glamorgan, CF14 1DJ

allenandharris.co.uk

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.