

Velindre Road,
Whitchurch, Cardiff,
CF14 2TJ

THOMAS H
WOOD

Asking Price
£135,000

2 Bedrooms
Retirement Property

A well maintained two bedroom second floor apartment located in Glendower Court. Occupying a lovely position within the development with lovely views across the communal gardens. The current owners have recently installed a new kitchen with quality integrated appliances and a modern shower room. There are well maintained communal gardens and off road parking for residents. There is a lovely community spirit within the development, with residents enjoying the spacious lunge that opens onto the communal gardens. Furthermore, there is an onsite warden, laundry room and guest suite. To be sold with no onward chain.



ENTRANCE
Via heated, communal hallway. Painted walls, coving, textured ceiling. Small cupboard containing electricity meter. Airing cupboard containing hot water cylinder. Storage heater. Alarm controls and emergency cord.

SITTING ROOM
11'1" x 16'9"
Painted and papered walls, coving, textured ceiling. Electric storage heater. Wall lights. TV and phone points. Emergency cord. Double glazed uPVC window and door to rear. Feature mantelpiece with marble hearth and insert, electric fire. Double doors to



Features

- Retirement Complex
- Two Bedrooms
- Second Floor
- New Kitchen
- Modern Shower Room
- Communal Garden
- Laundry Room
- No Chain

KITCHEN
8'11" x 5'8"
A range of units with contrasting work surface and tiled splashback. Stainless steel sink and drainer with chrome taps. Four ring electric induction hob and extractor canopy over, electric oven, integral fridge and freezer. Double glazed uPVC window to side aspect. Painted walls, coving, textured ceiling, linoleum flooring.

BEDROOM ONE
9'4" x 15'9"
Papered walls, coving, textured ceiling. Electric storage heater. Double glazed uPVC window. Emergency cord. Fitted wardrobes.

BEDROOM TWO
8'7" x 13'6"
Currently used as a dining room with painted walls, coving, textured ceiling. Double glazed uPVC window. Emergency cord. Fitted wardrobes.

SHOWER ROOM
6'8" x 5'8"
Modern white suite comprising basin with chrome taps set into white vanity unit, close coupled WC, large walk-in shower cubicle with glazed doors and chrome mixer shower. Tiled walls, painted walls, painted ceiling and linoleum flooring. Extractor fan. Handrail and shower seat to walls. Heated towel rail.

OUTSIDE
Unreserved residents' parking. Small paved patio to rear.

TENURE
Leasehold - Term of Lease - 98 years remaining
Service Charge (Per Annum): £3,362.42

COUNCIL TAX
Band E



2 BEDROOMS

1 BATHROOMS

1 RECEPTION ROOMS

ENERGY RATING:

Information

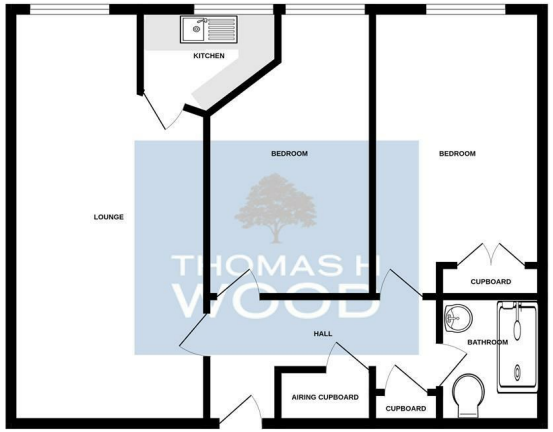
- Tenure: Leasehold
- Council Tax Band: E
- Floor Area: 661.00 sq ft
- Current EPC Rating:
- Potential EPC Rating:







GROUND FLOOR
61.4 sq.m. (661 sq.ft.) approx.



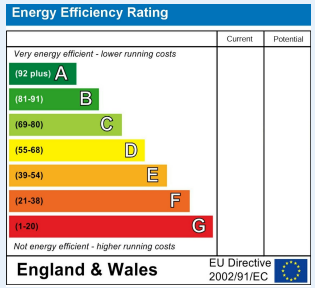
SECOND FLOOR

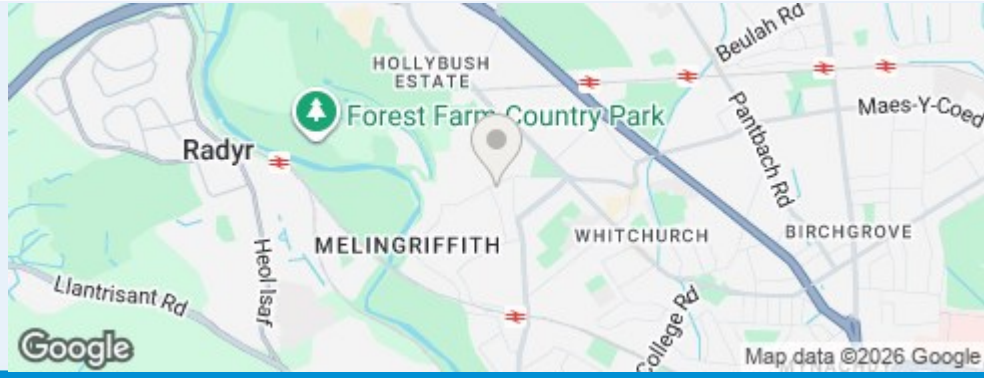
TOTAL FLOOR AREA : 61.4 sq.m. (661 sq.ft.) approx.

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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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