

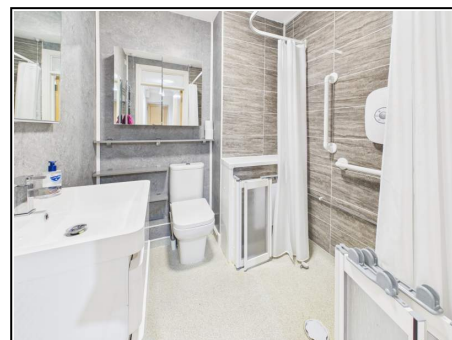
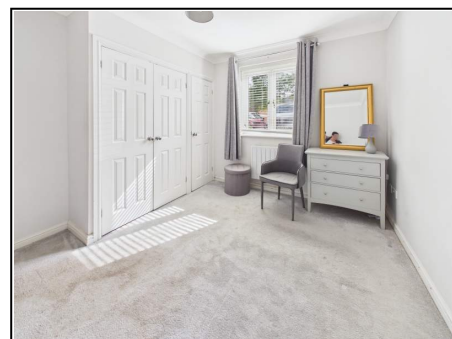
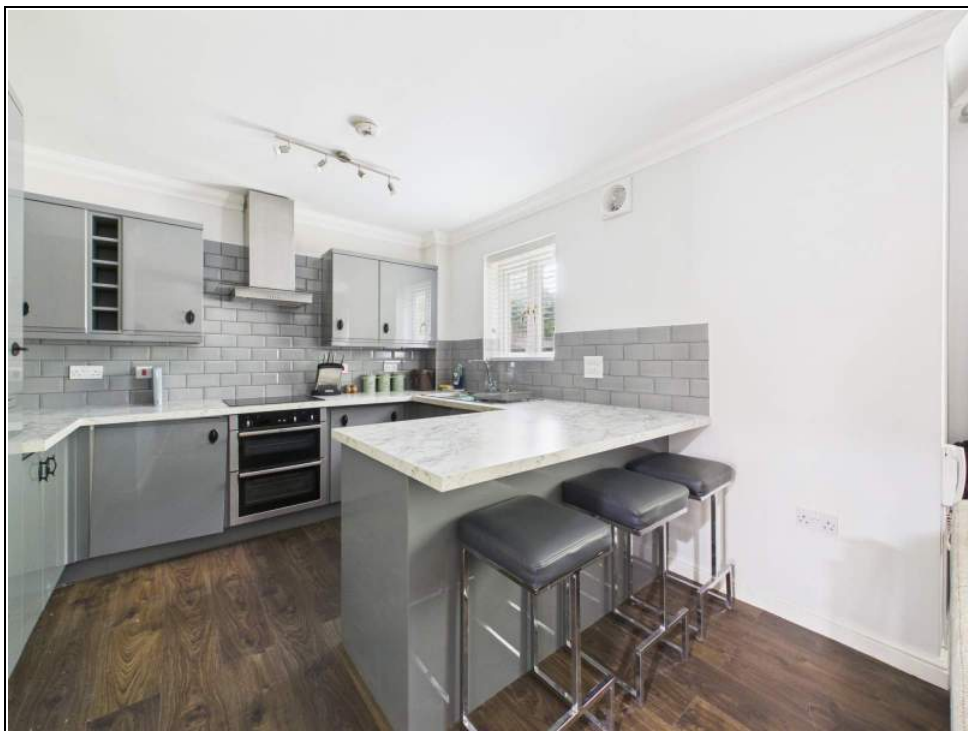


Edwards & Co
property sales & lettings

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Woodruff Way
Thornhill
Cardiff
CF14

Guide Price £160,000



- Well presented 2 bedroom ground floor flat
- 2 well proportioned bedrooms
- Excellent size open living/dining/kitchen
- Fully fitted modern kitchen
- Disabled friendly open shower room + w/c
- Allocated parking space + communal gardens
- Approximately 96 year lease
- Quiet residential area
- NO UPWARD CHAIN!
- CALL TO VIEW TODAY!

Ref: PRA53874

Viewing Instructions: Strictly By Appointment Only

General Description

*Guide Price of £160,000 *Stylish 2 bedroom ground floor flat in Thornhill* Edwards and Co are delighted to offer for sale this well presented ground floor apartment. The property offers 2 sizeable bedrooms, a modern open plan kitchen/living/dining room and has been modernised with a fully fitted kitchen and. There are further benefits of being set in a quiet residential area with a long lease and allocated parking space. There is NO UPWARD CHAIN.



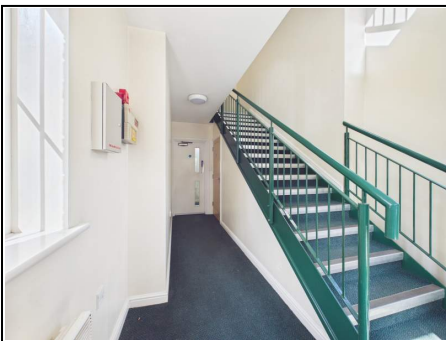
Front & Entrance

Well presented front entrance with security system, storm porch and paved walkway to entrance. Mature shrubs.



Communal Entrance

Bright and open communal entrance with carpeted flooring and stairs leading to upper floors. A door leads to the communal hall with the front door leading to the property entrance.



Communal Entrance Hall

As depicted with fire door leading to communal entrance hall.



Entrance Hall

Well maintained entrance hall with front door leading into property. Carpeted flooring.



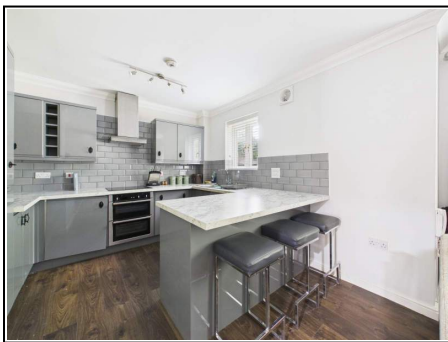
Entrance Hallway

Private entrance hallway. Doors off to bedrooms, bathroom and open kitchen/living/dining.



Open Plan Living/Dining/Kitchen

Modern and well presented open plan living/dining/kitchen. Windows to side aspect with pleasant view over the gardens.



Kitchen

Fully fitted modern kitchen with ample base and eye level units. Double oven and hob with extractor above. 1 and a half bowl sink drainer unit with mixer tap. Partly tiled and ample worktop space. Integrated fridge freezer.



Living Area

As depicted.



Shower Room

Well presented disabled friendly shower room. Wash hand basin with mixer tap set in vanity unit, w/c, part tiled and towel rail radiator.



Bedroom 1

A well proportioned and well presented double bedroom with window to front aspect and fitted wardrobes. Carpeted flooring.



Bedroom 2

Another good sized bedroom that may be further utilised as a home office or dressing room.



Rear Garden

Pleasant rear garden mainly laid to lawn.

Lease/Charges

Lease length: Approximately 96 years advised by vendor.

Service charge: TBC

Ground Rent: TBC

Agents Opinion

This is a beautiful property in a quiet residential area. The property benefits from a long lease and no onward chain. Being fully modernised the property is move in ready. Early viewing are strongly recommended for this well presented ground floor apartment.

Disclaimer

This brochure is provided for general guidance only and does not form part of any offer or contract. While every effort has been made to ensure accuracy, details, descriptions, measurements, and images should not be relied upon as statements of fact. Prospective purchasers or tenants are advised to independently verify all information through inspection or professional advice.

Anti Money Laundering

MONEY LAUNDERING REGULATIONS: In accordance with Anti-Money Laundering Regulations, all prospective purchasers will be required to provide satisfactory proof of identity, address, and source of funds before a sale can

proceed. This is a legal requirement and helps ensure transparency and compliance throughout the transaction process.

Services

Mains Electric, Mains Drainage, Mains Water

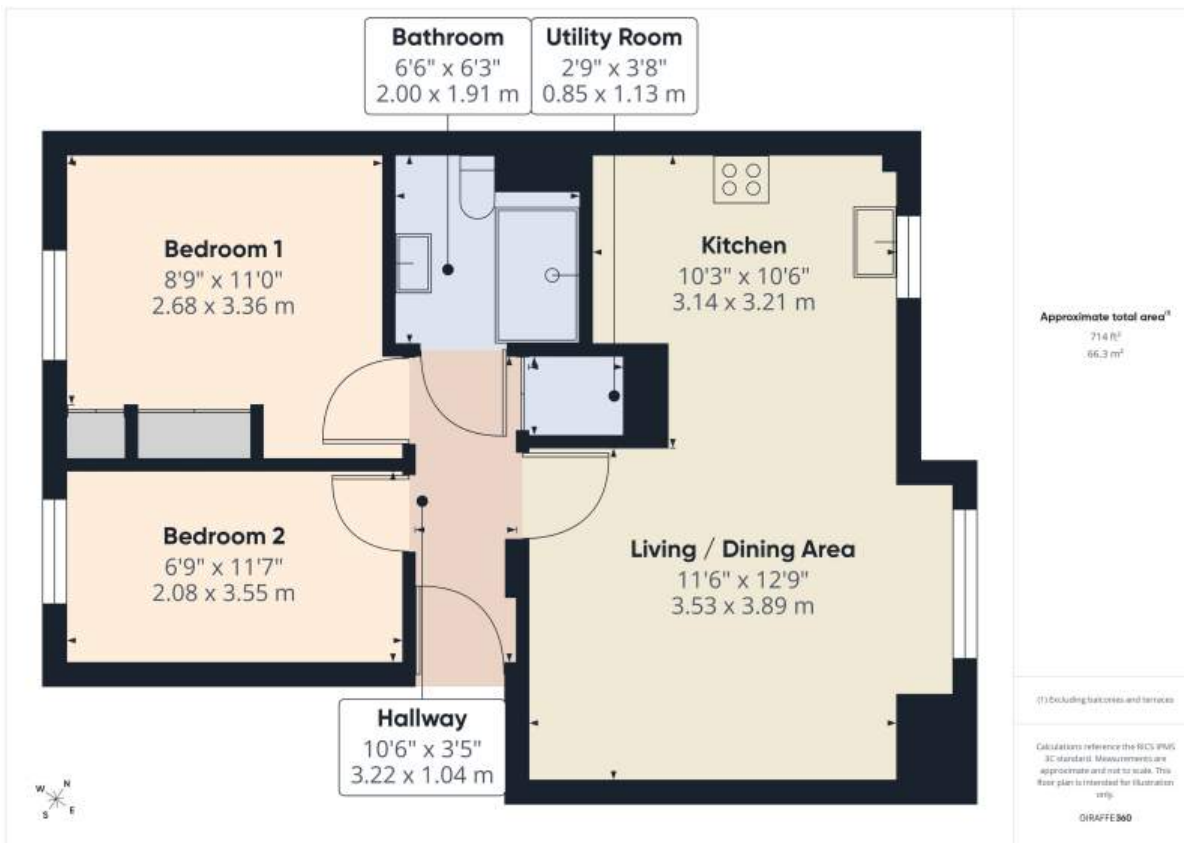
EPC Rating:71

Tenure

We are informed that the tenure is Leasehold


Council Tax

Band D



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.