



Plasnewydd Flats, Ty-Newydd,  
Whitchurch, Cardiff,  
CF14 1NR



£132,500

1 Bedrooms  
Flat/Apartment

Thomas H Wood are pleased to present to the market this well presented, one bedroom flat conveniently located for Whitchurch village. This ideal first time buyers home is well presented throughout and will have an extended lease on completion. The accommodation comprises an entrance hall, lounge/ kitchen, bedroom and bathroom. The property benefits from UPVC double glazing and gas central heating, communal areas Ideally situated for local amenities. Viewings are highly recommended.



### HALLWAY

3'1" x 13'9"

Painted walls, smooth ceiling, radiator panel and doors to all rooms.

### LOUNGE/DINER

11'8" x 12'8"

Laminate flooring, painted walls, smooth ceiling, radiator panel, UPVC window and cupboard. Open plan to;

### KITCHEN

7'2" x 5'10"

Wall and base units and contrasting work surfaces. Laminate flooring, painted walls, smooth ceiling, fitted wall and base units, space for washing machine, stainless steel sink and space for cooker.

### BEDROOM ONE

8'1" x 14'7"

Good size double bedroom with carpeted floor, painted walls, smooth ceiling, fitted cupboard, radiator panel and UPVC.



## Features

### SHOWER ROOM

6'6" x 6'10"

Low level WC, wash hand basin vanity unit, double shower enclosure with chrome mixer shower. Fully tiled walls and floor, chrome towel radiator and UPVC window.



**OUTSIDE**

**FRONT**

Access via communal door. On road parking.

**REAR**

Well maintained communal gardens. Storage lock up.

**TENURE**

Leasehold

Ground Rent £10.00 p.a.

Service Charge Approx £900.00 p.a.

**COUNCIL TAX**

Band B

## Information

- Tenure: Leasehold
- Council Tax Band: B
- Floor Area: 428.70 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C



1 BEDROOMS



1 BATHROOMS

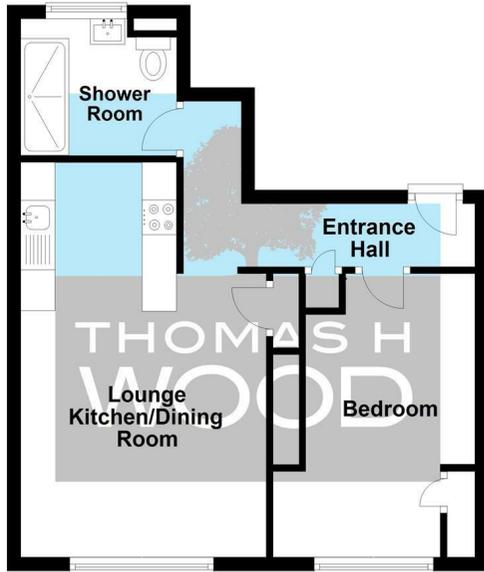


1 RECEPTION ROOMS



ENERGY RATING: C

**Ground Floor**  
Approx. 428.7 sq. feet



Total area: approx. 428.7 sq. feet



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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