

Asking Price
£79,950

Curlew Close,
Whitchurch, Cardiff,
CF14 1BQ

THOMAS H WOOD

1 Bedrooms
Apartment - Ground Floor

A conveniently positioned one double bedroom ground floor flat situated within Carew Court, a residential development in the popular Cardiff suburb of Whitchurch. Offering well-proportioned accommodation and excellent access to local amenities and transport links, the property presents an opportunity for cash purchasers seeking a home or investment with potential for improvement.

The property is conveniently located between Whitchurch and Rhiwbina villages, both offering a selection of independent shops, cafés, restaurants, supermarkets and everyday amenities. Whitchurch Railway Station is approximately five minutes' walk away, providing connections into Cardiff city centre. Coryton and Rhiwbina railway stations are also nearby. Caedelyn Park provides attractive local green space, whilst the A470 and M4 motorway are readily accessible.

Although requiring modernisation and general updating, the flat remains habitable in its present condition and provides potential for purchasers wishing to improve the accommodation to their own specification. The property is offered to cash buyers only owing to the approximately 45 years remaining on the lease.



ENTRANCE HALLWAY
Entered via the front entrance door providing access to the principal accommodation.

LIVING ROOM
9'11" x 16'3"
Spacious reception room with UPVC double glazed window to the front aspect, wall-mounted electric heater and coving to ceiling.

KITCHEN
10'4" x 6'11"
Fitted wall and base units incorporating worktop surfaces, stainless steel sink and drainer with chrome tap and tiled splashbacks. Plumbing for washing machine, space for refrigerator and freestanding electric cooker. UPVC double glazed window to the side, storage cupboard and further cupboard housing the hot water cylinder. Wood-effect flooring.



Features

BEDROOM
9'11" x 11'10"
Double bedroom with UPVC double glazed window to the front aspect, wall-mounted electric heater, built-in wardrobe and coving to ceiling.

SHOWER ROOM
6'9" x 4'7"
White suite comprising WC, wall-mounted wash hand basin with vanity unit and chrome mixer tap, and shower cubicle incorporating electric shower and tiled wall surrounds. Tiled floor, electric heater and obscure UPVC double glazed window to side.

OUTSIDE
Communal gardens to the front and communal residents' parking.

TENURE
LEASEHOLD – approximately 45 years remaining
SERVICE CHARGE -TBC
GROUND RENT -TBC

Purchase Restrictions: Cash buyers only
Important Notice – Short Lease
Prospective purchasers should be aware that the property has approximately 45 years remaining on its existing lease. Buyers should make their own enquiries through their legal adviser regarding the lease terms, any possible extension and associated costs before committing to a purchase.

COUNCIL TAX
Band

Information

- Tenure: Leasehold
- Council Tax Band: C
- Floor Area: 384.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C







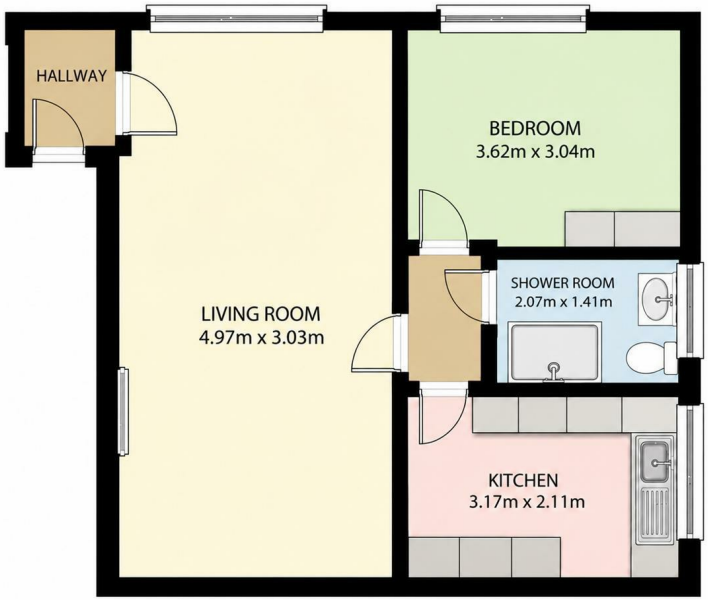


1 BEDROOMS

1 BATHROOMS

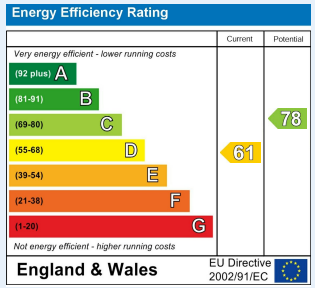
1 RECEPTION ROOMS

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







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