



Merthyr Road,
Whitchurch, Cardiff,
CF14 1DJ



Asking Price
£130,000

1 Bedrooms
Flat - First Floor

Property Overview and Summary

NO ONWARD CHAIN | PRIME WHITCHURCH VILLAGE LOCATION | IDEAL FIRST TIME PURCHASE OR INVESTMENT OPPORTUNITY

Occupying a highly convenient position in the heart of Whitchurch Village, this well-presented first floor one-bedroom apartment offers an excellent opportunity for first-time buyers, downsizers and investors alike.

The accommodation briefly comprises a communal entrance with stairs rising to the first floor, spacious lounge, fitted kitchen with dining space, generous double bedroom and bathroom. The property is ready for immediate occupation and is offered to the market with no onward chain.

Positioned just moments from Whitchurch's vibrant high street, the apartment enjoys immediate access to an excellent range of independent cafés, restaurants, shops and everyday amenities. The nearby Taff Trail, Hailey Park, excellent public transport links, train stations and easy access to the A470 and M4 further enhance its appeal.

With strong rental demand in the area, the property represents an excellent buy-to-let investment and may also suit purchasers seeking short-term letting opportunities, subject to obtaining any necessary consents and complying with current regulations.

Early viewing is highly recommended.

ENTRANCE

Entered via a UPVC front door into a communal entrance hallway with carpeted stairs rising to the first floor landing. The landing features carpeted flooring, painted walls, loft access, a useful storage cupboard and doors leading to all rooms.

LOUNGE

10'11" x 9'4"
3.34m x 2.87m

A bright and comfortable reception room overlooking the front aspect of the property with carpeted flooring, painted walls, smooth ceiling, UPVC window to the front and radiator with TRV.

Features

- First Floor One Bedroom Apartment
- No Onward Chain
- Situated in the Heart of Whitchurch Village
- Spacious Lounge
- Fitted Kitchen with Dining Space
- Double Bedroom
- Modern Bathroom
- Excellent First Time Purchase or Buy-to-Let Investment

KITCHEN

8'6" x 10'11"

Fitted with a range of base units complemented by contrasting work surfaces incorporating a stainless steel sink. Integrated electric hob and electric oven with space and plumbing for a washing machine and space for a fridge/freezer. UPVC window to the side aspect, radiator with TRV and ample space for a bistro table and chairs, creating an ideal dining area.



BEDROOM

11'1" x 11'3"

A generous double bedroom overlooking the rear aspect with carpeted flooring, painted walls, smooth ceiling, UPVC window to the rear, radiator with TRV and a built-in cupboard housing the combination boiler.

BATHROOM

6'0" x 6'9"

Appointed with a three-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin with chrome mixer tap and low-level WC. Finished with retro-style brick effect tiled walls, UPVC window to the front and radiator with TRV.

TENURE

TBC

COUNCIL TAX

TBC

Information

- Tenure: Leasehold
- Council Tax Band: C
- Floor Area: 51.30 sq ft
- Current EPC Rating: D
- Potential EPC Rating: D



1 BEDROOMS



1 BATHROOMS

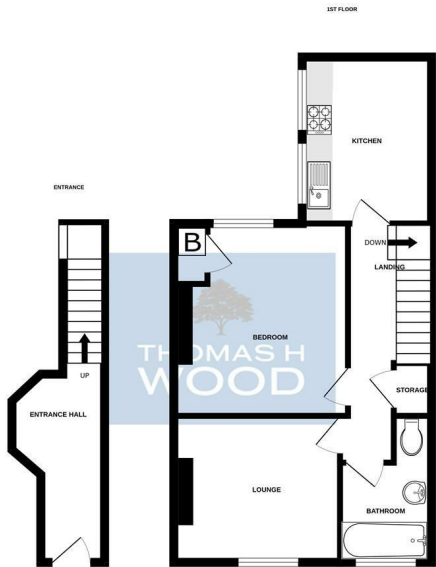


1 RECEPTION ROOMS



ENERGY RATING: D



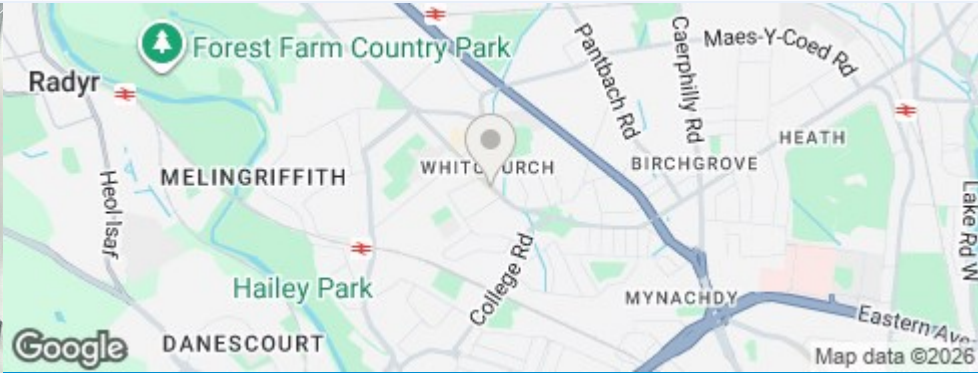


TOTAL FLOOR AREA: 51.3 sq.m. (552 sq.ft.) approx.
Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of actual dimensions, rooms and any other facts are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should not be used as such for any prospective purchaser. The purchaser, valuer and mortgage lender have not been asked and do not guarantee as to their accuracy 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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