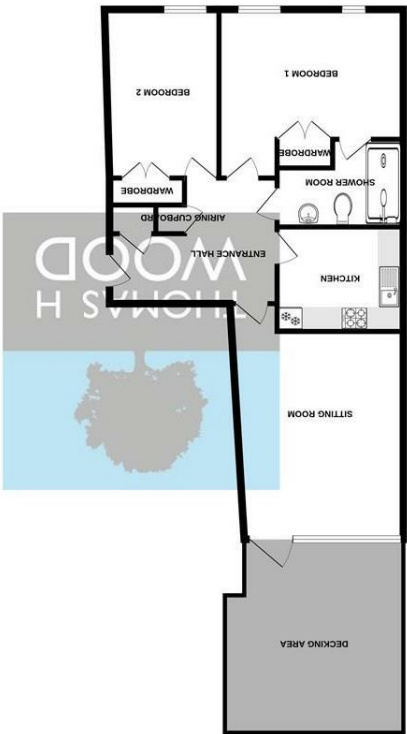


Made every attempt has been made to ensure the accuracy of the digital content here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for guidance purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been stated and no guarantee as to their quality or delivery can be given.  
Made with Measure 2025

TOTAL FLOOR AREA : 70.0 sq.m. (753 sq.ft.) approx.



GROUND FLOOR

England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-69)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very energy efficient - lower running costs		
Potential	Current	
Energy Efficiency Rating		
84	77	

www.thomashwood.com

WEBSITE

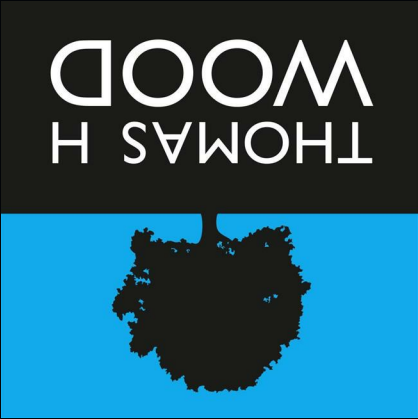
02920 626252

TELEPHONE

sales@thomashwood.com

EMAIL

CONTACT







40 Samuels Crescent,  
Whitchurch, Cardiff  
CF14 2TH

£235,000  
Apartment  
2 Bedrooms



**Tenure - Leasehold**

**Floor Area - 753.00 sq ft**

**Current EPC Rating - C77**

**Potential EPC Rating - B84**

An exciting opportunity to acquire this spacious two-bedroom ground floor apartment, ideally positioned within Samuels Crescent. This most desirable developments is located close to Whitchurch Village with its wide range of shops, cafés and amenities, yet within a walking distance to the bus stop and few minutes' drive of the M4 and A470 motorways. The apartment enjoys direct access from the sitting room to a generous, enclosed decking area, creating a superb extension of the living space. The property would benefit from light refurbishment but includes a fitted kitchen and bathroom, en-suite shower room, dedicated parking, visitor spaces, and secure bicycle storage. Viewings are recommended and to be sold with no onward chain.

#### **ENTRANCE HALL**

Accessed via a communal hallway. Painted walls and ceiling, laminate flooring. Electric wall heater. Large airing cupboard housing hot water cylinder with shelving, plus second storage cupboard. Intercom and room thermostat.

#### **SITTING ROOM**

5.55m x 4.12m max (18'2" x 13'6" max)

A bright and airy reception room with double glazed door leading directly to the private decking area. Painted walls and ceiling, two electric wall heaters, TV and telephone points.

#### **KITCHEN**

2.86m x 2.38m (9'4" x 7'9")

Fitted with a range of beech effect units, marble effect work surfaces and tiled splashbacks. Appliances include four-ring electric hob with extractor over, single oven, integral fridge/freezer, and space for washing machine. Stainless steel sink and drainer with chrome mixer tap. Painted walls and ceiling, linoleum flooring, and electric wall heater.

#### **BEDROOM ONE**

4.32m x 3.95m (14'2" x 12'11")

A generous principal bedroom with two double glazed front windows, fitted wardrobe, painted walls and ceiling, electric wall heater, TV and telephone points.

#### **EN-SUITE SHOWER ROOM**

2.85m x 1.93m (9'4" x 6'3")

Contemporary white suite comprising basin with chrome mixer tap set into vanity unit, low-level WC, walk in shower cubicle with electric shower. Fully tiled walls, linoleum flooring, recessed ceiling lighting, extractor fan, shaver light and electric heated towel rail.

#### **BEDROOM TWO**

4.03m x 2.69m (13'2" x 8'9")

A further double bedroom with integral wardrobe, double glazed front window, painted walls and ceiling, and electric wall heater.

#### **OUTSIDE**

Private enclosed decking area accessed directly from the sitting room with outside light. Allocated parking space to the front, visitor parking, and secure communal bin and bicycle store.

#### **TENURE**

Leasehold

Terms of Lease 999 years from 2006

980 years remaining

Service Charge - £1650 p.a

Ground Rent - £250 p.a

#### **COUNCIL TAX**

Band E





