



Threipland Drive,
Heath, Cardiff,
CF14 4PW

THOMAS H
WOOD

Asking Price
£189,000

2 Bedrooms
Flat - Third Floor

An exciting opportunity to purchase this well-presented two bedroom top floor apartment, ideally located on Threipland Drive in the Heath. This spacious home features an open plan sitting room and kitchen with integrated appliances, two double bedrooms, and a contemporary bathroom. Benefiting from gas central heating via a condensing combi boiler, upvc double glazing throughout, and a dedicated parking space. Ideally situated close to Caerphilly Road, offering convenient access to the M4, A470 and Cardiff City Centre. Offered for sale with no onward chain.



ACCOMMODATION

ENTRANCE HALL

Accessed via a well-maintained communal hallway and timber front door, with painted walls and ceiling, entry phone, single radiator panel, and double glazed upvc window to front.

SITTING ROOM/ KITCHEN

25'5" x 17'10"

An open plan front and rear aspect room with beech effect units, marble effect work surfaces, and tiled splashbacks. Includes four ring gas hob with extractor canopy, single electric oven, integral washing machine, and space for fridge/freezer. Finished with carpet and laminate tiled flooring, painted walls and ceiling, two double radiator panels with TRVs, room thermostat and TV point.

BEDROOM ONE

13'1" x 9'5"

A front aspect double bedroom with painted walls and ceiling, double glazed window, double radiator panel with TRV, and large integral wardrobe.



Features

- TOP FLOOR APARTMENT
- TWO BEDROOMS
- MODERN BATHROOM
- OPEN PLAN SITTING ROOM/KITCHEN
- DEDICATED PARKING SPACE
- CONVENIENTLY LOCATED NEAR CAERPHILLY ROAD
- EASY ACCESS TO M4, A470, & CARDIFF CITY CENTRE
- CLOSE TO EXCELLENT PUBLIC TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES AND HIGHLY REGARDED SCHOOLS

BEDROOM TWO

13'1" x 7'1"

A rear aspect bedroom with painted walls and ceiling, double glazed window, and double radiator panel with TRV.



BATHROOM**6'5" x 5'10"**

A modern white suite comprising pedestal wash basin with chrome mixer tap, low level WC, and bath with large shower area, chrome mixer tap, and mixer shower. Fully tiled walls and floor, extractor fan, painted ceiling, and shaver light.

TENURE

LEASEHOLD - 104 years remaining (125 years from January 1st 2005)

SERVICE CHARGE - approx £2417.80 p.a

GROUND RENT - approx £150 p.a

COUNCIL TAX

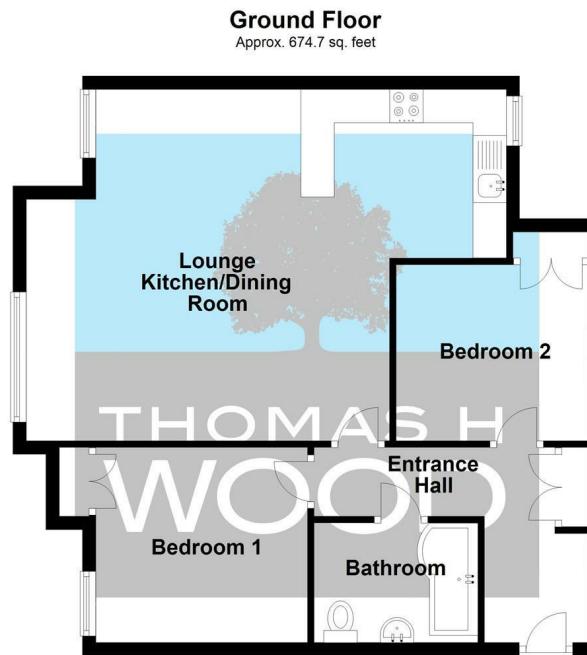
Band D

**2 BEDROOMS****1 BATHROOMS****1 RECEPTION ROOMS****ENERGY RATING: C**

Information

- Tenure: Leasehold
- Current EPC Rating: C
- Council Tax Band: D
- Potential EPC Rating: C
- Floor Area: 674.70 sq ft



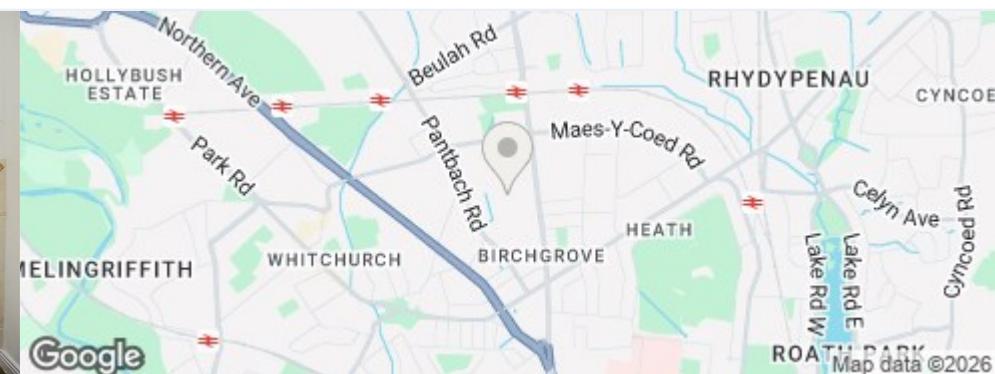


Total area: approx. 674.7 sq. feet

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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