

The Philog

WHITCHURCH, CARDIFF, CF14 1EE

GUIDE PRICE £195,000

**Hern &
Crabtree**



The Philog

No Chain. A beautifully presented two double-bedroom apartment, set on the second floor and located close to the heart of Whitchurch Village. Offering spacious interiors, a private garage, and a share of the freehold, this superb home is ideal for first-time buyers, downsizers, or anyone seeking a well-located, low-maintenance property.

The accommodation includes a welcoming entrance hall with a built-in storage cupboard, a bright and airy living room with access to a balcony overlooking the well-kept communal gardens, and a separate, well-appointed kitchen. Both bedrooms are generous doubles and the bathroom has been tastefully updated with a modern four-piece suite.

The location is second to none, set in the heart of Whitchurch Village, with an excellent range of shops, cafés, restaurants, and pubs all within easy walking distance. Residents also benefit from great transport links and access to respected local schools.



723.00 sq ft

Entrance

Entered via a wooden fire door into a communal entrance hall. Stairs to the third floor.

Hallway

Radiator. Three storage cupboards. Wooden flooring.

Kitchen

Double glazed window to the front. The kitchen is fitted with wall and base units with laminate worksurfaces. Integrated fridge, freezer and dishwasher. Four ring electric hob with integrated oven and grill combi. Space and plumbing for washing machine. Ceramic sink and drainer. Tiled flooring. Radiator.

Lounge/Dining Room

Double glazed windows to the rear and double glazed patio doors to the rear. Two radiators. Wooden flooring. Small balcony overlooking the communal gardens.

Bathroom

Obscure double glazed window to the front. Tiled walls and floor. Radiator. Walk in shower, bath, w/c and wash hand basin.

Bedroom One

Double glazed window to the front. Radiator.

Bedroom Two

Double glazed window to the rear. Radiator.

Additional Information / Tenure

Leasehold - The property is leasehold with a owning a share of the freehold. Lease term - 100 years from 2013. £75 per calendar month.

Woodville Management, PO Box 1097, Cardiff CF11 1TQ
woodvillemangement@yahoo.com 02920
345267/ 07778 165188

Epc - D

Council Tax - D

Disclaimer

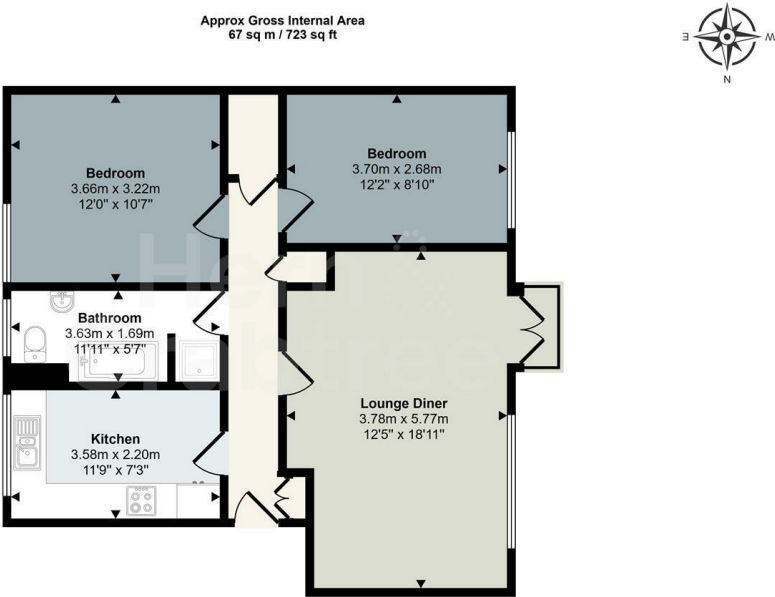
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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