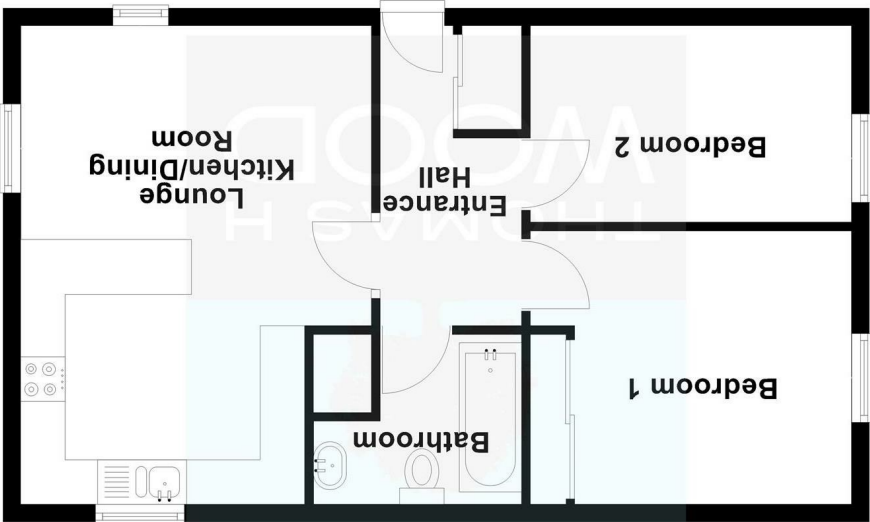


Total area: approx. 545.8 sq. feet



Ground Floor  
Approx. 545.8 sq. feet



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for 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.

To book a viewing call 02920 626252

thomashwood.com



Summerfield House,  
Glandwr Place, Whitchurch,  
CF14 1DP



An immaculate and beautifully maintained ground floor apartment ideally positioned in the heart of Whitchurch village. This exceptional property offers stylish, low-maintenance living just moments from a wide range of shops, cafés, restaurants, and excellent transport connections.

The accommodation is tastefully presented throughout, featuring a modern open plan living space with a refitted contemporary kitchen/dining area and a welcoming lounge enjoying pleasant views over the communal gardens. Both bedrooms are generously sized doubles, each benefiting from fitted wardrobes and ample room for additional furnishings.

A sleek, modern bathroom and gas combination boiler further enhance the property's comfort and efficiency. Externally, there are well-kept communal gardens and allocated parking, providing a perfect blend of convenience and tranquillity in this sought-after location.



**COMMUNAL ENTRANCE HALL**  
Accessed via a secure entry telephone system. Hardwood entrance door leading to:

**INNER HALL**  
Carpeted flooring, smooth plastered ceiling, and painted walls. Doors leading to lounge, kitchen, bathroom, and both bedrooms. Useful storage cupboard with sliding doors.

Features

- Beautifully presented ground floor apartment
- Highly convenient village centre location
- Two spacious double bedrooms, both with fitted wardrobes
- Stylish open plan lounge and kitchen/dining area
- Modern bathroom with contemporary fittings
- Attractive communal gardens
- Allocated off-road parking
- Close to excellent public transport links, highly regarded schools, and excellent local amenities
- No onward chain



**LOUNGE/KITCHEN/DINER**  
**18'11" x 13'0"**  
A beautifully presented open plan space with windows to the side and rear elevations overlooking the communal gardens. The lounge area features carpeted flooring, coving to ceiling, wall-mounted intercom, radiator, and power points. The recently refitted modern kitchen offers a range of matching wall and base units with complementary work surfaces and a fitted breakfast bar. Built-in electric oven and hob with stainless steel splashback and chimney-style extractor fan. Stainless steel sink unit, wall-mounted gas combination boiler, LED plinth lighting, and laminate flooring. Space for washing machine and fridge/freezer. Window to the front elevation.

**BEDROOM ONE**  
**10'0" x 11'10"**  
A spacious master bedroom with fitted wardrobes offering excellent storage, window to the front elevation, radiator with thermostat control, carpeted flooring, and power points.

**BEDROOM TWO**  
**7'7" x 11'8"**  
Another well-proportioned double bedroom with built-in wardrobes, window to the front elevation, radiator, power points, and carpeted flooring.

**BATHROOM**  
**6'3" x 7'4"**  
A contemporary three-piece suite comprising a panelled bath with mains shower over, low-level WC, and wash hand basin with vanity storage below. Wall-mounted mirror with lighting, wood-effect laminate flooring, and radiator.

**EXTERNAL**  
The property benefits from well-maintained communal gardens mainly laid to lawn, along with allocated parking and gated side access.

**TENURE**  
LEASEHOLD

Terms of Lease - 163 years remaining  
Service Charge - £60 p.m

**COUNCIL TAX**  
Band C

Information

- Tenure: Leasehold
- Council Tax Band: C
- Floor Area: 545.80 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C



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