

Whitworth Square,
Whitchurch, Cardiff,
CF14 7DR

THOMAS H WOOD

£156,000

1 Bedrooms
Apartment

A well-presented one-bedroom freehold coach house, offering comfortable accommodation, modern fittings and the considerable benefit of a private enclosed rear garden, garage and allocated parking. The property provides an excellent opportunity for first-time buyers, investors or those looking to downsize. The accommodation is currently operating as successful Air BNB and is offered for sale with no onward chain. The property comprises, internal stairwell to first floor, welcoming lounge, fitted kitchen, generous double bedroom and contemporary bathroom. The lounge offers a comfortable reception space, finished in neutral tones with attractive herringbone-effect flooring. The open plan kitchen is fitted with a range of contemporary units, contrasting work surfaces and integrated appliances. The double bedroom benefits from a Velux roof window, allowing plenty of natural light, while the bathroom is fitted with a modern white suite and spacious walk-in shower enclosure. A particular feature is the garage and the private garden. Close to the excellent public transport links, highly regarded schools and the excellent local amenities. To be sold with no onward chain.



OPEN PLAN LOUNGE & KITCHEN

18'4" x 8'10"

A well-presented reception room offering comfortable living space, with neutral décor, attractive herringbone-effect flooring and space for lounge furniture. Open plan to the kitchen, with a range of contemporary dark-fronted wall and base units, complemented by wooden-effect work surfaces and tiled splashbacks. Integrated electric oven and hob, dish washer stainless steel sink and drainer, with space for additional appliances.

BEDROOM

8'2" x 10'0"

A generous double bedroom with Velux roof window, providing excellent natural light. Space for a double bed and additional bedroom furniture.



Features

- Well-presented one-bedroom freehold coach house
- Private enclosed rear garden
- Garage with additional utility facilities
- Allocated parking
- Modern fitted kitchen
- Generous double bedroom with Velux roof window
- Contemporary bathroom with walk-in shower
- Freehold

BATHROOM

6'5" x 6'6"

Fitted with a modern white suite comprising a walk-in shower enclosure, wash hand basin and WC. Part-tiled walls, wood-effect flooring, heated towel rail and Velux roof window.

OUTSIDE

REAR GARDEN

A private enclosed rear garden comprising a paved patio area and gravelled section, enclosed by boundary fencing and brick walling.

GARAGE
9'2" x 19'2"
Private garage offering excellent additional storage and utility facilities. Features include an understairs storage cupboard, plumbing for a washing machine, work surface and wall-mounted storage cupboards.

PARKING
Allocated parking space.

TENURE
LEASEHOLD - 999 years from 1st January 2005 978 years remaining
ESTATE SERVICE CHARGE - Meadfleet who manage grounds of Whitworth square. Paid twice a year approx. £100 each time (So £200 total)
GROUND RENT - Peppercorn

COUNCIL TAX
Band C

Information

- Tenure: Leasehold
- Council Tax Band: C
- Floor Area: 420.00 sq ft
- Current EPC Rating:
- Potential EPC Rating:









1 BEDROOMS

1 BATHROOMS

1 RECEPTION ROOMS

ENERGY RATING:

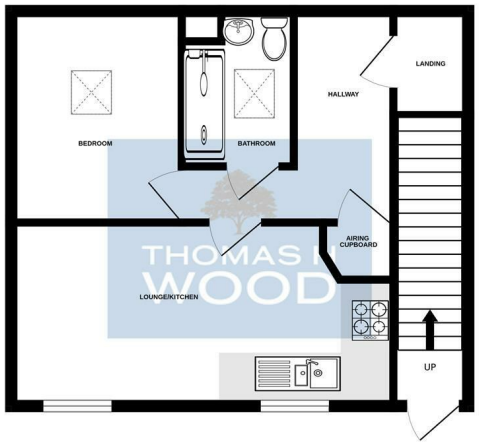








GROUND FLOOR
39.0 sq.m. (420 sq.ft.) approx.



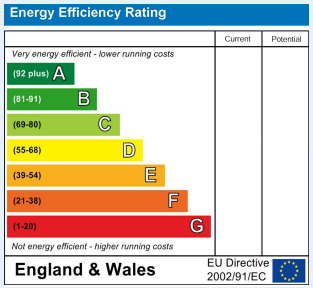
ONE BEDROOM COACH HOUSE.

TOTAL FLOOR AREA : 39.0 sq.m. (420 sq.ft.) approx.

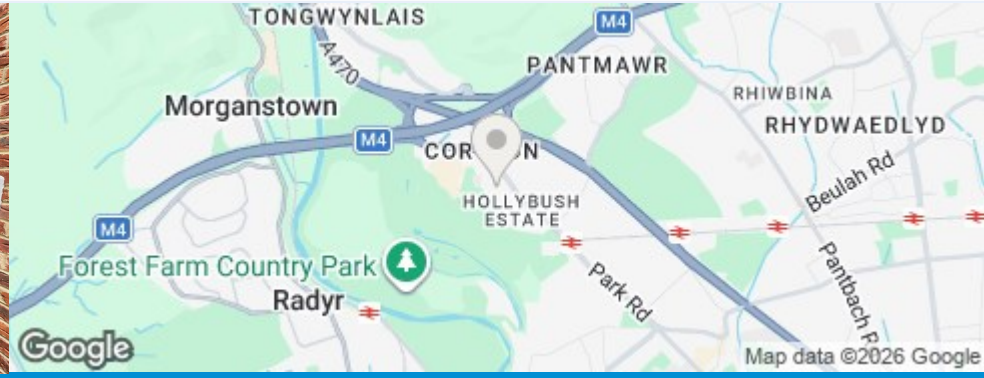
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability 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







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