

5 Station Road,
Radyr, Cardiff,
CF15 8AA

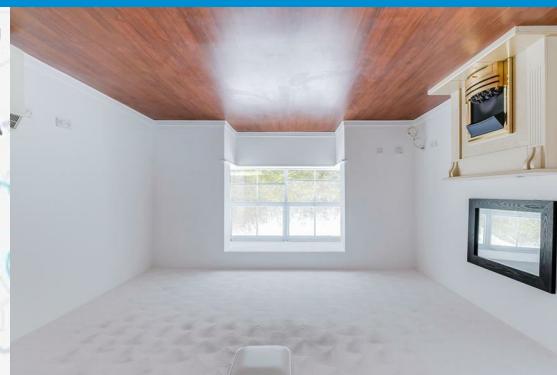
14 Park Road,
Whitchurch
CF14 7BQ

WHITCHURCH BRANCH

RADYR BRANCH

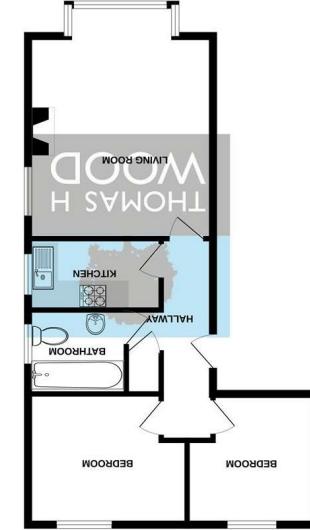
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CONTACT

THOMAS H WOOD

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 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.

TOPLINE FOODS LTD. 223 HIGH ST. LONDON E14 8AS



To book a viewing call 02920 626252

thomaswood.com



Youghal Close,
Pontprennau, Cardiff,
CF23 8RN

THOMAS H WOOD

Asking Price
£165,000

Offered for sale with no onward chain is this well-presented ground floor apartment, conveniently positioned within a well-maintained development benefiting from a security entry system and allocated off-road parking.

The accommodation includes a generous lounge, fitted kitchen, two bedrooms and a bathroom, making the property well suited to first-time buyers, downsizers or investment purchasers. Externally, residents enjoy access to communal gardens and an allocated parking space.

The property is ideally located close to the excellent public transport links, highly regarded schools and the excellent local amenities.



ENTRANCE HALL

Accessed via a well-maintained communal hallway, with laminate flooring, entry phone system, electric storage heater and airing cupboard housing the hot water cylinder with shelving.

LOUNGE - FRONT ASPECT

17'5" x 13'7"

A spacious living room with laminate flooring, feature fireplace with electric fire, front bay window and additional side window, providing excellent natural light.

KITCHEN - SIDE ASPECT

9'8" x 5'2"

Fitted with a range of white wall and base units with marble-effect work surfaces and tiled splashbacks, electric hob with extractor over, single electric oven, and space for a fridge and washing machine.



Features

- GROUND FLOOR APARTMENT
- OFF-ROAD ALLOCATED PARKING
- SECURITY ENTRY SYSTEM
- SPACIOUS LOUNGE
- FITTED KITCHEN
- COMMUNAL GARDENS
- CLOSE TO THE EXCELLENT PUBLIC TRANSPORT LINKS
- CLOSE TO HIGHLY REGARDED SCHOOLS
- CLOSE TO LOCAL AMENITIES
- NO ONWARD CHAIN

BEDROOM ONE - REAR ASPECT

11'11" x 9'8"

A well-proportioned double bedroom with rear-facing window and electric storage heater.

BEDROOM TWO - REAR ASPECT

9'7" x 9'2"

A further bedroom with rear aspect window, suitable as a second bedroom or home office.



BATHROOM - SIDE ASPECT

6'11" x 6'1"

Fitted with a white suite comprising bath with shower attachment, low-level WC and wash hand basin set within a vanity unit, with extractor fan, shaver point and side-facing window.

OUTSIDE

COMMUNAL GARDENS

Well-maintained communal gardens with mature shrubs.

PARKING

Allocated off-road parking space.

TENURE

Leasehold: 132 years remaining
Service Charge: Approx. £1,818 (paid in instalments every 6 months)
Ground Rent: Approx. £120 (paid in instalments every 6 months)

COUNCIL TAX

Band D

Information

- Tenure: Leasehold
- Current EPC Rating: C
- Council Tax Band: D
- Potential EPC Rating: C
- Floor Area: 572.70 sq ft



2 BEDROOMS



1 BATHROOMS



1 RECEPTION ROOMS



ENERGY RATING: C