



Whitworth Square,  
Whitchurch, Cardiff,  
CF14 7DR



Per Calendar Month  
£700 Per Calendar  
Month

1 Bedrooms  
Studio

An extremely neat studio apartment on the ground floor of this well regarded development just off J32 of the M4 and within 1km of Whitchurch village. The property enjoys double doors onto communal outside space, welcoming entrance lobby/hallway, good size bathroom and practical kitchen lay out. Excellent location near Village Hotel, Coryton train station and local pub. Electric Heating. Unfurnished with wardrobe and kitchen appliances. Council Tax band C. EPC Rating C. Available May 2026 for minimum twelve month term.

## Features

- Attractive Ground Floor Studio Apartment on Quality Development
- Super Location Just Off M4 at J32
- Open Plan Kitchen/Spacious Entrance Lobby and Bathroom
- Unfurnished with Kitchen Appliances and Wardrobe
- Electric Heating
- Council Tax Band C/EPC Rating C
- Allocated and Visitor Parking Bays
- Whitchurch Village/Coryton Train Station/Village Hotel - All Within 1km



## Information

- Tenure:
- Council Tax Band: C
- Floor Area: 325.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: B



1 BEDROOMS



1 BATHROOMS



1 RECEPTION ROOMS



ENERGY RATING: C





ONE BED, GROUND FLOOR, STUDIO APARTMENT

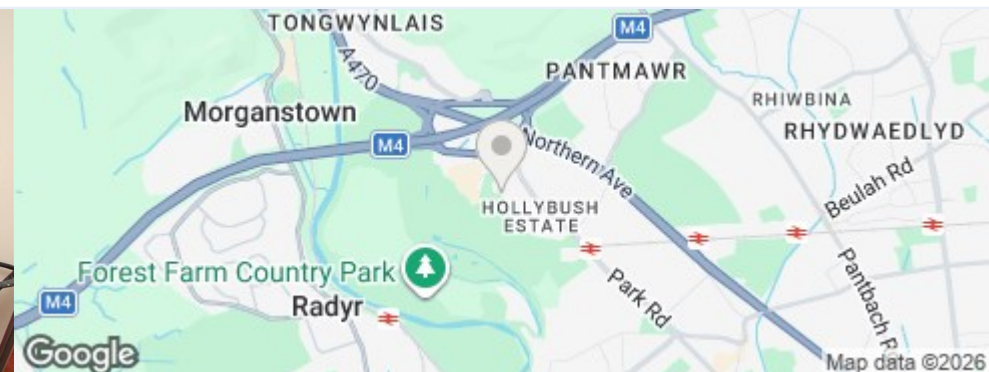
**TOTAL FLOOR AREA : 30.2 sq.m. (325 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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 is as to their operability or efficiency can be given.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

| Energy Efficiency Rating                    |  | Current                    | Potential                                                                           |
|---------------------------------------------|--|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                            |                                                                                     |
| (92 plus) <b>A</b>                          |  |                            |                                                                                     |
| (81-91) <b>B</b>                            |  |                            |                                                                                     |
| (69-80) <b>C</b>                            |  |                            |                                                                                     |
| (55-68) <b>D</b>                            |  | 78                         | 84                                                                                  |
| (39-54) <b>E</b>                            |  |                            |                                                                                     |
| (21-38) <b>F</b>                            |  |                            |                                                                                     |
| (1-20) <b>G</b>                             |  |                            |                                                                                     |
| Not energy efficient - higher running costs |  |                            |                                                                                     |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>2002/91/EC |  |



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