



Glandwr Place,
Whitchurch, CARDIFF,
CF14 1DP



Asking Price
£192,500

2 Bedrooms
Apartment - Ground Floor

A beautifully presented two double bedroom ground floor apartment, offered for sale with no onward chain and positioned in a popular residential location in Whitchurch. The property has been maintained to an excellent standard and benefits from a modern kitchen and bathroom, renewed lease, gas and electrical certification, allocated parking and access to a communal rear garden.

This home would make an ideal first time purchase, downsize or investment opportunity, offering ready-to-move-into accommodation within easy reach of Whitchurch Village and surrounding amenities.



ENTRANCE HALLWAY

Laminate flooring, papered walls and textured ceiling with coving, radiator panel, intercom entry system and useful storage cupboard.

LOUNGE

10'9" x 13'0"

A bright reception room overlooking the rear aspect with laminate flooring, papered walls and textured ceiling, UPVC French doors opening to the communal garden and radiator panel.

KITCHEN

7'0" x 10'6"

A modern high gloss kitchen overlooking the rear aspect with tiled flooring, part metro brick tiled walls, range of wall and base units, gas hob with electric oven and extractor over, space and plumbing for washing machine, cupboard housing modern combination boiler and UPVC window.



Features

- Ground floor apartment
- Two double bedrooms
- Modern kitchen and bathroom
- Immaculate presentation throughout
- Allocated parking
- Communal rear garden
- Renewed lease
- UPVC double glazing
- No onward chain
- Close to the excellent public transport links, highly regarded schools and the excellent local amenitie

BEDROOM ONE

10'0" x 10'0"

A double bedroom overlooking the front aspect with laminate flooring, papered walls and textured ceiling with coving, fitted wardrobes to one side, UPVC window with fitted blind and radiator panel.



BEDROOM TWO

7'6" x 10'3"

A double bedroom overlooking the front aspect with laminate flooring, papered walls and textured ceiling with coving, recessed wardrobe space, UPVC window with fitted blind and radiator panel.

BATHROOM

7'8" x 6'5"

A modern three piece suite comprising panel bath with chrome mixer shower and glazed screen, low level WC and wall mounted wash hand basin with chrome tap, fully tiled walls, UPVC window and radiator panel.

OUTSIDE

Allocated parking to the front and a well maintained communal garden to the rear.

TENURE

LEASEHOLD

Terms of Lease Expires 24/03/2191 -165

Years remaining

Service Charge £720p.a.

No Ground Rent



2 BEDROOMS



1 BATHROOMS



1 RECEPTION ROOMS



ENERGY RATING: D


Information

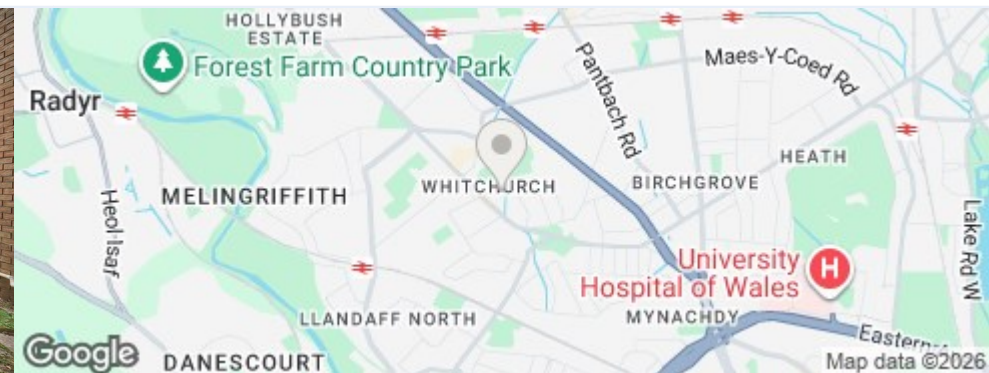
- Tenure: Leasehold
- Council Tax Band: C
- Floor Area: 550.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C





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
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		66	75
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	



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