



**Glendower Court Velindre Road, Cardiff CF14 2TZ**



**welcome to**

**Glendower Court Velindre Road, Cardiff**

Spacious first-floor one-bedroom apartment in the sought-after Glendower Court retirement complex, offering lovely views of the communal garden and generous storage throughout.



### **Entrance Hall**

Via front door, access to reception room, bedroom, and wet room

### **Reception Room**

14' 2" x 11' 6" ( 4.32m x 3.51m )

Double glazed window to rear aspect with views over the communal gardens, fitted blinds, electric fire, built in cupboard with hot water cylinder and additional storage

### **Kitchen**

5' 6" x 7' 3" ( 1.68m x 2.21m )

Range of wall and base units, work surfaces, stainless steel sink and drainer, oven, and electric hob with cooker hood over, microwave, wall mounted electric heater, double glazed window to rear aspect

### **Bedroom**

17' 6" x 11' 3" ( 5.33m x 3.43m )

Double glazed window to rear aspect, electric panel heater, chest of drawers, two built in storage cupboards

### **Wet Room**

Three-piece suite comprising; Shower, wash basin, low level w/c. Fully tiled with extractor fan and wall mounted electric heater

### **Parking**

Shared parking on a first come first served basis



***view this property online*** [allenandharris.co.uk/Property/WTC109641](https://allenandharris.co.uk/Property/WTC109641)



**welcome to**

## **Glendower Court Velindre Road, Cardiff**

- One Bedroom First Floor Apartment
- Set In Glendower Court, Whitchurch
- Pleasant Communal Gardens and Lounge
- Double Bedroom with Built in Wardrobe
- Laundry Room And On-Site House Manager

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 32.80

Ground Rent: 512.72

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£110,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/WTC109641](https://allenandharris.co.uk/Property/WTC109641)



Property Ref:  
WTC109641 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
**allen & harris**



**029 2069 2626**



[whitchurch@allenandharris.co.uk](mailto:whitchurch@allenandharris.co.uk)



46 Merthyr Road, Whitchurch, CARDIFF, South Glamorgan, CF14 1DJ



**[allenandharris.co.uk](https://allenandharris.co.uk)**