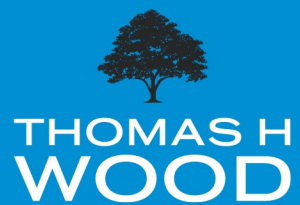




Glandwr Place,  
Whitchurch, CARDIFF,  
CF14 1DP



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, downgrade 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 amenities

### 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

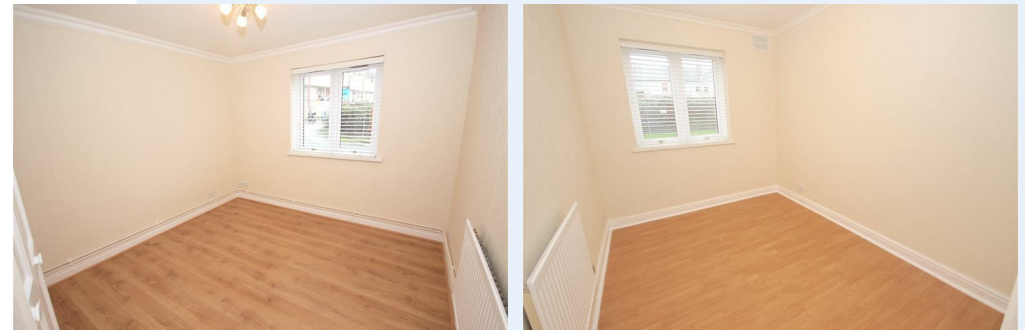
Years remaining

Service Charge £720p.a.

No Ground Rent

**Information**

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



2 BEDROOMS



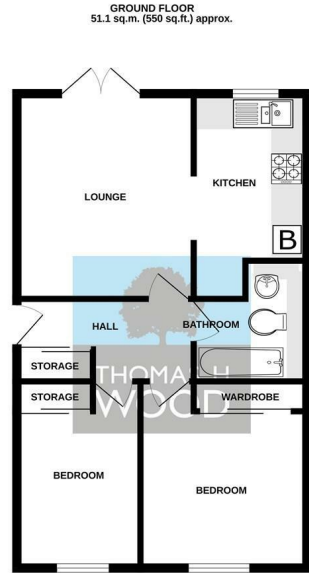
1 BATHROOMS



1 RECEPTION ROOMS



ENERGY RATING: D



GROUND FLOOR  
TOTAL FLOOR AREA: 51.1 sq.m. (550 sq.ft.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, we do not accept any liability for errors or omissions. This plan is for guidance purposes only and should not be used as a basis for any purchase agreement. The accuracy, quality and application of the plan and any other information is subject to the accuracy of the data provided to us by the vendor. Made with Realpage 2020.



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



CONTACT

[sales@thomashwood.com](mailto:sales@thomashwood.com)  
02920 626 252  
[thomashwood.com](http://thomashwood.com)

WHITCHURCH BRANCH

14 Park Road,  
Whitchurch  
CF14 7BQ

RADYR BRANCH

5 Station Road,  
Radyr, Cardiff  
CF15 8AA