



Glan-y-nant Road,
Whitchurch, Cardiff,
CF14 1AQ



£190,000

2 Bedrooms
Flat - First Floor

An immaculate and well presented two bedroom first floor apartment, ideally located within the popular Brookside Court and the excellent local amenities and transport links to the City Centre. The apartment provides bright and well balanced accommodation. The open plan kitchen and lounge area form the heart of the home, creating a sociable and practical living environment with direct access to a private balcony, a stylish bathroom and two well proportioned bedrooms, including a generous principal bedroom with fitted wardrobes. With the added advantage of a long lease of approximately 128 years remaining and allocated off road parking, viewings are highly recommended.,

HALLWAY

Entrance hallway with access to all rooms and useful storage.

LOUNGE

11'6" x 17'5"

A bright and spacious principal reception room forming part of the open plan layout. Finished with laminate flooring, painted walls and smooth ceiling, with UPVC windows and doors providing access to the balcony. Feature chrome vertical radiator. Open plan to the kitchen.

KITCHEN

7'9" x 9'8"

A modern fitted kitchen with a range of wall and base units with contrasting work surfaces over. Integrated appliances include electric hob with extractor over, washing machine and slimline dishwasher, with space for additional appliances. Breakfast bar with under counter seating. Finished with tiled splashbacks, matching flooring and UPVC window.

Features

- Immaculate First Floor Two Bedroom Apartment
- Open Plan Kitchen And Lounge Space
- Well Presented Throughout
- Modern Fitted Kitchen With Integrated Appliances
- Generous Principal Bedroom With Fitted Wardrobes
- Contemporary Bathroom With Storage
- Balcony Access From Lounge Area
- Allocated Off Road Parking
- Long Lease With Approximately 128 Years Remaining

BEDROOM ONE

11'1" x 10'2"

A well proportioned principal bedroom with dual aspect UPVC windows providing excellent natural light. Finished with carpeted flooring, painted walls, smooth ceiling and fitted wardrobes.



BEDROOM TWO

8'5" x 10'2"

A good size second bedroom, ideal as a guest room, home office or nursery. Finished with carpeted flooring, painted and papered walls, smooth ceiling and UPVC side aspect window with fitted blind.

BATHROOM

7'11" x 7'4"

A modern bathroom fitted with a three piece suite comprising panelled bath with mixer shower over, wash hand basin set within a vanity unit and enclosed WC. Finished with tiled surrounds, chrome towel radiator, smooth ceiling, useful storage cupboard and UPVC window with fitted blind.

OUTSIDE

COMMUNAL AREAS

Well maintained communal grounds and entrance areas.

PARKING

Allocated off road parking space.

TENURE

LEASEHOLD

Terms of Lease 189 year lease from 1st Jan 1965, 128 years years remaining. Service Charge £80pm (including building insurance). Metered water.

COUNCIL TAX

Band C

Information

- Tenure: Leasehold
- Council Tax Band: C
- Floor Area: 810.00 sq ft
- Current EPC Rating:
- Potential EPC Rating:



2 BEDROOMS



1 BATHROOMS

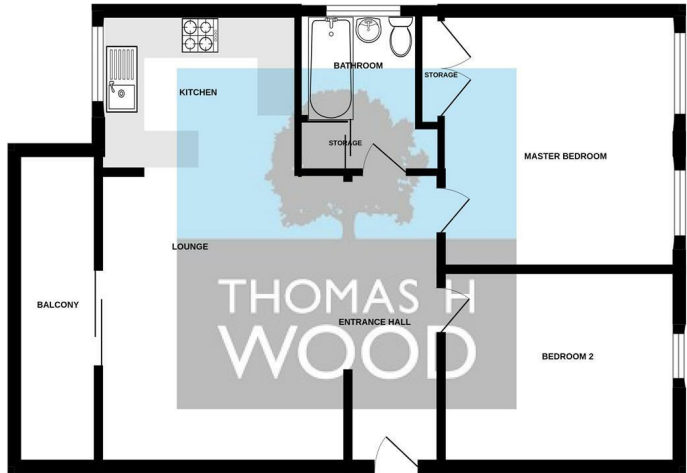


1 RECEPTION ROOMS



ENERGY RATING:

GROUND FLOOR
75.3 sq.m. (810 sq.ft.) approx.



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 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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