



Tyn-Y-Pwll Road,
Whitchurch, Cardiff,
CF14 1AG



Asking Price
£195,000

2 Bedrooms
Flat - First Floor

A spacious, two bedroom first floor maisonette a short walk from the centre of Whitchurch village. The property briefly comprises an entrance hallway, good-sized lounge, fitted kitchen, large landing, shower room, double master bedroom and single second bedroom. Furthermore, the property benefits from a modern gas combination boiler and allocated parking space to the front. The property would make an ideal first time buy or sound investment with potential rent of £900 PCM once the property has been updated. The property is offered to the market with no ongoing chain.

ENTRANCE

Via hardwood front door to hallway and carried stairs. To a spacious landing with doors to all rooms. Radiator panel and double glazed window to side aspect.

KITCHEN

5'11" x 14'0"

A range of wall and base units and contrasting work surfaces over. Stainless steel one and half bowl sink with chrome tap. Electric oven, four ring gas hob, washing machine and fridge freezer. With laminate floor, part tiled and painted walls. Glazed window to landing and double glazed window to side aspect.

LOUNGE

9'5" x 17'3"

Overlooking the front aspect of the property with carpeted floor, painted walls and textured ceiling with coving. Double glazed window and sliding doors to balcony. Radiator panel and wall lights.

Features

- FIRST FLOOR MAISONETTE
- TWO BEDROOMS
- ALLOCATED PARKING
- WALKING DISTANCE WHITCHURCH VILLAGE
- CLOSE TO LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- EXTENDED LEASE
- IDEAL FIRST TIME BUY/INVESTMENT
- VIEWING RECOMMENDED
- NO ONWARD CHAIN

SHOWER ROOM

5'11" x 6'10"

A modern three piece suite with low level WC, pedestal wash hand basin vanity unit and double shower enclosure, with glazed screen and chrome mixer shower. Tiled floor and walls. Chrome towel radiator and double glazed window.



BEDROOM ONE

9'6" x 10'7"

Overlooking the front aspect of the property with carpeted floor, painted walls and textured ceiling with coving. A range of fitted wardrobes, double glazed window and radiator panel.

BEDROOM TWO

9'4" x 6'6"

Overlooking the side aspect of the property with carpeted floor, painted walls and textured ceiling with coving. Fitted cupboard with Baxi combination boiler. Double glazed window and radiator panel.

OUTSIDE

Allocated car parking spaces for residents and visitors parking areas to front and side. Well maintained communal style gardens to front of building, borders planted with evergreens, shrubs and plants, paved pathways, outside electric meter box.

TENURE

LEASEHOLD - 152 Years remaining
(Lease extended 2019)

SERVICE CHARGE £1,005.50 pa





COUNCIL TAX

Band D

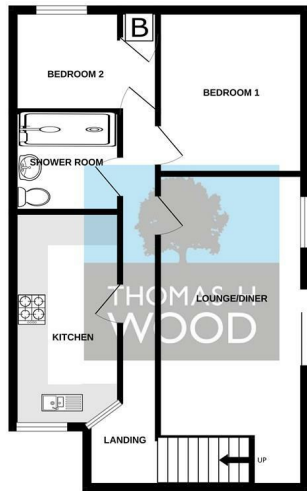
Information

- Tenure: Leasehold
- Council Tax Band: D
- Floor Area: 568.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C



-  2 BEDROOMS
-  1 BATHROOMS
-  1 RECEPTION ROOMS
-  ENERGY RATING: C

GROUND FLOOR
52.8 sq.m. (568 sq.ft.) approx.



TOTAL FLOOR AREA: 52.8 sq.m. (568 sq.ft.) approx.
Whilst every effort has been made to ensure the accuracy of the above information, measurements are approximate. Measurements are for guidance purposes only and should be used as such by any prospective purchaser. The accuracy of the above information is not guaranteed. Measurements are for guidance purposes only and should be used as such by any prospective purchaser. The accuracy of the above information is not guaranteed. Measurements are for guidance purposes only and should be used as such by any prospective purchaser. The accuracy of the above information is not guaranteed.



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
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	76
(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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