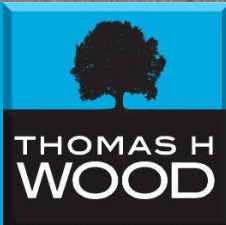




12 St Mary's Court Tyn-Y-Pwll Road

Whitchurch, Cardiff, CF14 1AG



Asking Price Of £165,000

2 Bedrooms

A very well presented two bedroom, ground floor apartment in the heart of Whitchurch Village. This larger than average apartment benefits from two good sized bedrooms, a generous kitchen and a spacious lounge. Furthermore, the property has uPVC windows, combination boiler and ample storage throughout. The property is a short walk to the village with its many amenities and well placed for the nearest bus stop. The property is sold with no onward chain and viewing is highly recommended.



12 St Mary's Court Tyn-Y-Pwll Road, Whitchurch, Cardiff, CF14 1AG

A very well presented two bedroom, ground floor apartment in the heart of Whitchurch Village. This larger than average apartment benefits from two good sized bedrooms, a generous kitchen and a spacious lounge. Furthermore, the property has uPVC windows, combination boiler and ample storage throughout. The property is a short walk to the village with its many amenities and well placed for the nearest bus stop. The property is sold with no onward chain and viewing is highly recommended.

ENTRANCE HALL

uPVC front door. Laminate flooring.

LIVING ROOM

16' 2" x 10' 2" (4.95m x 3.10m) light and spacious room with television aerial and telephone/broadband points. Large uPVC window to front aspect with cream vertical blinds. Radiator. Carpeted.

KITCHEN

12' 7" x 11' 3" (3.85m x 3.45m) (max) A recently renewed, cream high gloss kitchen with Zanussi built in appliances to include, electric hob, washing machine, fridge freezer and slimline dishwasher. Back door leading to rear outside space, uPVC window to rear aspect. Radiator and lino flooring.

INNER HALL

6' 8" x 4' 5" (2.05m x 1.35m) Cupboard with combination boiler. Additional cupboard with small radiator which can be used as an airing cupboard.

BEDROOM 1

10' 0" x 10' 2" (3.05m x 3.10m) A double bedroom with uPVC windows to rear aspect. Radiator and carpet.

BATHROOM

6' 8" x 6' 4" (2.05m x 1.95m) uPVC window to rear aspect. Currently laid out with corner shower cubicle, bidet, basin and toilet. Fully tiled walls. Radiator and lino flooring.

BEDROOM 2

10' 0" x 6' 8" (3.05m x 2.05m) (max) uPVC A generous single room with uPVC window to rear aspect. Radiator and carpet.

OUTSIDE

To front: The lease includes one parking space immediately by the front door. There is also additional off-road visitor parking on the site.

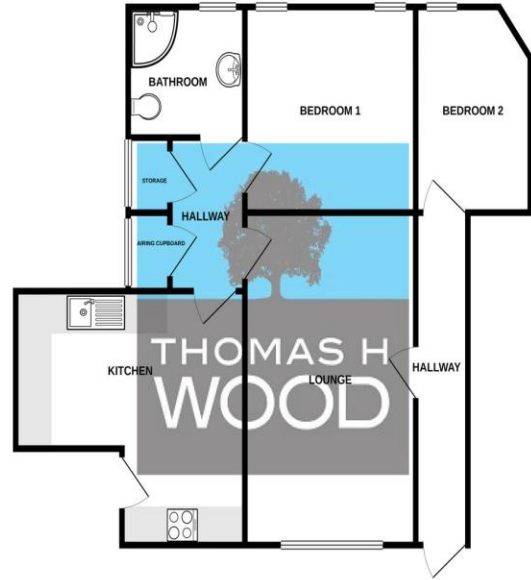
To rear: The lease includes useful outside space which wraps around the rear the property. Brackets for a window box.. There is enough room for a bicycle, bins and/or a small garden storage locker by the back door.

TENURE

Leasehold. 157 years remaining on the lease. Service Charge £600.00 p.a. Ground Rent £50.00 p.a.

COUNCIL TAX Band D

GROUND FLOOR
61.0 sq.m. (657 sq.ft.) approx.



TOTAL FLOOR AREA: 61.0 sq.m. (657 sq.ft.) approx.
Whilst every care has been taken to ensure the accuracy of the floor plan, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for information purposes only and should not be used as a basis for any property purchase. The services, fixtures and fittings shown on the plan should not be guaranteed in their quantity or efficiency. Use for plan only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.



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