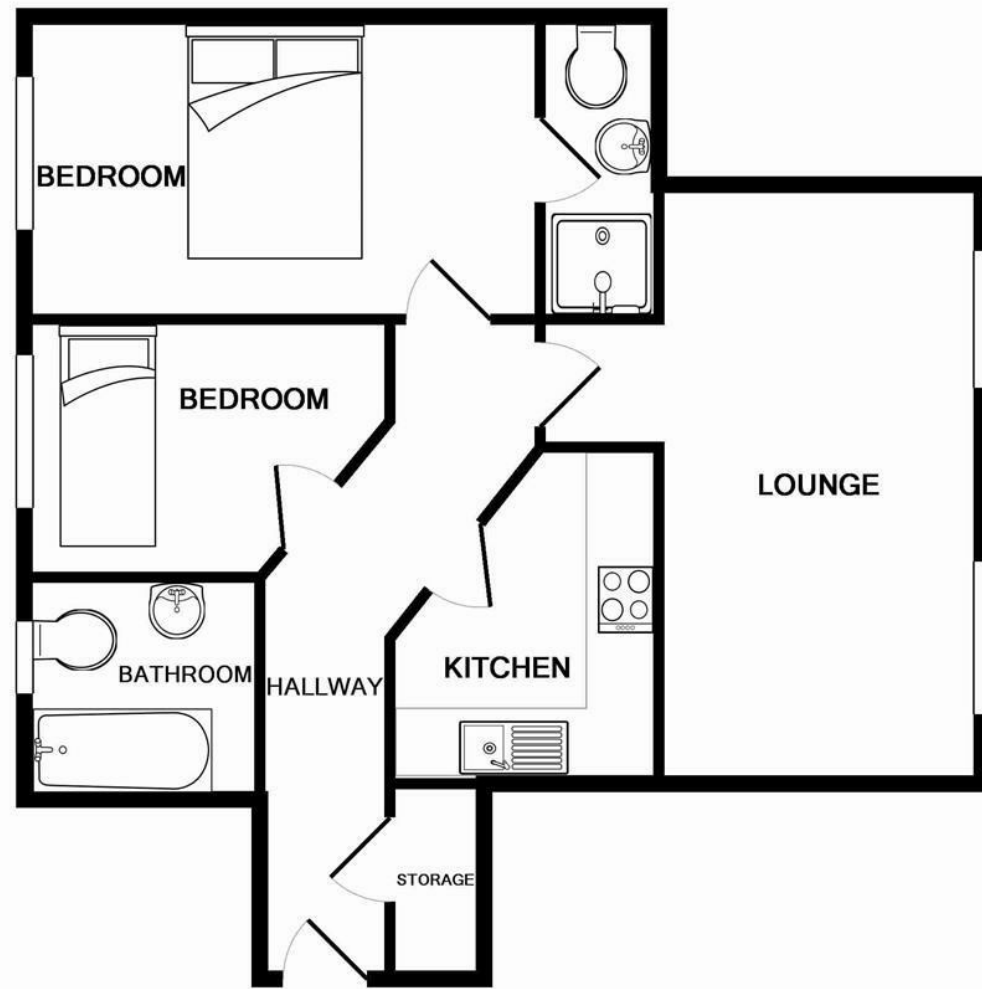




# Whitworth Square

2 Bedrooms - Whitchurch - CF14 7DR - £163,500 Leasehold



TOTAL APPROX. FLOOR AREA 623 SQ.FT. (57.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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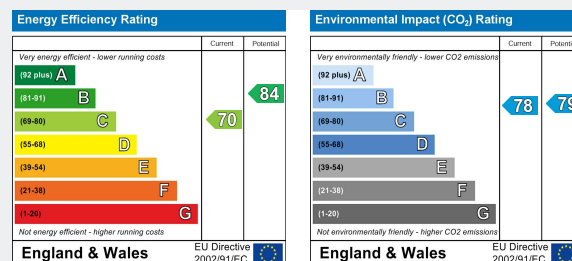


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Pontcanna, Cardiff  
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38 Wellfield Road  
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  - Llanishen**  
54 Station Road  
Llanishen, Cardiff  
CF14 5LU
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**Entrance hallway**

*Carpeted flooring, smooth plastered walls and ceilings. Doors leading bathroom separate kitchen, both bedrooms and living room. Intercom, and heating control.*

**Living Room - 5.34m x 4.29m**

*Large living room with large uPVC French doors onto Juliette balcony, large uPVC double glazed windows to rear aspect. smooth plastered walls and ceiling, neutral carpeted flooring, 2x electric radiator, several point points and TV / sky socket and phone point.*

**Kitchen - 2.19m x 3.2m**

*Modern fitted kitchen with matching base and eye level units. Contrasting worktops and up stand. Integrated electric oven and hob with stainless steel extractor over. Integrated washer dryer and space for fridge freezer. Smooth plastered walls and ceiling, small electric radiator.*

**Master bedroom - 4.6m x 2.70m**

*Smooth plastered walls and ceiling, neutral carpeted flooring, electric radiator, UPVC double glazed French doors onto Juliette balcony. Several power points and TV point. Door leading to En-suite*

**En-suite - 1.05m x 2.68m**

*Good size en-suite that comprises shower cubicle, pedestal wash hand basin and low level WC. Splash back tiles for basin, and matching tiles for the shower cubicle. Linoleum flooring, Electric towel heater, shaving point and extractor fan.*

**Bedroom Two - 3.25m (widest point) x 2.29m**

*Small double bedroom, smooth plastered walls and ceiling, neutral carpeted flooring, electric radiator, UPVC double glazed French doors onto Juliette balcony. Several power points.*

**Bathroom - 1.97m x 2.09m**

*Good size family bathroom with three piece suite comprising paneled bath with shower, low level Wc and pedestal wash hand basin. Matching tiled surrounding bath and wash hand basin. Electric towel heater. Smooth wash basin, obscured double window to the front aspect. Linoleum flooring, extract fan, shaving point and pendant light.*

**Storage cupboard**

*Housing hot water tank and fuse box. Great storage space*

**Tenure**

*We are informed by the owners that the property is Leasehold, this is to be confirmed by your legal advisor.*

**Service Charges**

*We have been informed by the owner that service charges are paid every 6 months. Annual charge is approx £1,500. The property was built in 2007 and had a new lease from then.*

*Maintenance charges - £990.67 x 2 (May & Nov)*

*Ground rent - £110 x 2 (May & Nov)*

*Lease is 125 years from January 2007*

**Additional info**

*Allocated parking space  
Communal garden area  
Visitors parking*

**School Catchment**

*Coryton Primary Whitchurch High School  
Ysgol Gymraeg Melin Gruffydd Ysgol Glantaf*





Located in the sought after village of Whitchurch is this very well presented first floor apartment. The property benefits two double bedrooms both with Juliet balconies as well as the master benefiting from en-suite. Family bathroom, separate modern fitted kitchen, large living room and storage cupboard. Secure intercom entry, shared garden area and allocated parking space. This would make an ideal first time purchase or investment as it has previously been rented for £725 pcm.

• *First Floor - 2 double bedroom apartment*

• *Allocated parking*

**623.00 sq ft**

