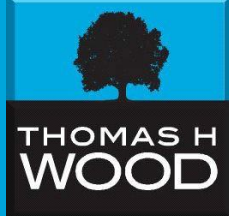




21 Ty Wern Court

Philip Close, Rhiwbina, CF14 4SD



Asking Price Of £160,000

2 Bedrooms

A spacious and well presented 2 double bedroom, first floor flat situated in the popular village of Rhiwbina. The development is managed to an exceptionally high standard with efficient maintenance of communal services including, window cleaning, regular cleaning of interior communal areas and full maintenance of the grounds. The property has been very well maintained by the current owners and is offered for sale with no onward chain. Furthermore, the property benefits from a long lease and excellent communal gardens.



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ENTRANCE

A long a flagstone path to the front entrance of the block up one flight of stairs, well maintained communal areas, uPVC double glazed windows. Entrance via uPVC front door.

HALLWAY

Fitted carpets, electric storage radiators, papered walls, storage cupboards and doors to all rooms.

LIVING/DINING ROOM

13' 10" x 15' 3" (4.24m x 4.67m) Very large reception room with uPVC double glazed window overlooking the front aspect, fitted carpets, papered walls, textured ceiling, fire surround and storage heater.

KITCHEN

10' 3" x 13' 3" (3.13m x 4.06m) Generous kitchen with a good mixture of wall and base units with contrasting worktops, space for cooker, fridge freezer and washing machine. 1 1/2 bowl and drainer, lino flooring, UPVC window to rear aspect, painted walls and textured ceiling.

BATHROOM

1.71m x 2.12m Tiled walls and floors, enclosed shower with glazed shower screen and electric shower. Low-level WC, pedestal basin and chrome taps, storage heater, UPVC window to the rear aspect

BEDROOM 1

11' 0" x 15' 3" (3.37m x 4.67m) Superb double bedroom with carpeted floor, papered walls, papered ceiling, fitted wardrobes, UPVC window overlooking the front aspect, storage heater.

BEDROOM 2

12' 6" x 9' 5" (3.83m x 2.88m) A further double bedroom currently being used as a dining room. With carpeted floor, papered walls, papered ceiling, UPVC window to rear aspect, storage heater.

OUTSIDE

Well maintained communal gardens well stocked with mature plants and shrubs. Extensive communal area at the rear which also includes a dedicated drying area with washing lines.

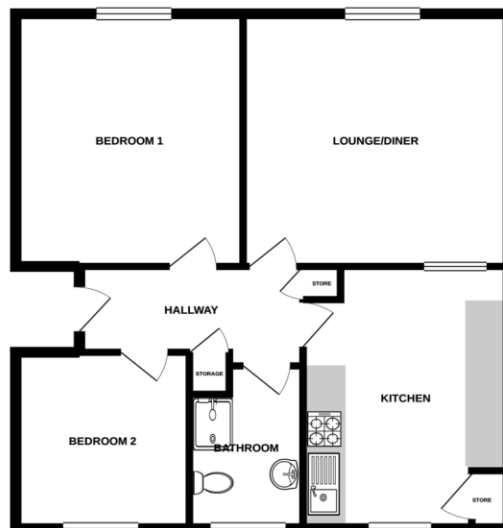
The property also benefits from a garage. Ample parking at the head of the cul-de-sac in front of the flats, and further off road parking.

LEASEHOLD

Leasehold term 999 years from 1972 (950 years remaining). Service charge £80 per month includes annual ground rent.

COUNCIL TAX Band D

GROUND FLOOR
67.1 sq.m. (722 sq.ft.) approx.



TOTAL FLOOR AREA: 67.1 sq.m. (722 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, wall, ceiling and other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not intended and no guarantee as to their operability or efficiency can be given.
Made with Blueprints 12/20

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 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 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



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