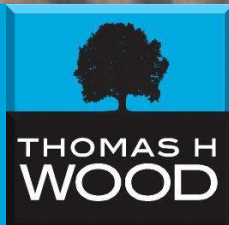




## 90 Glendower Court

Velindre Road, Cardiff, CF14 2TZ



Asking Price Of £150,000

2 Bedrooms

An immaculate and beautifully presented two bedroom apartment in this desirable retirement complex. The current owners have recently changed the bathroom into a modern shower room which has been finished to a very high standard. Furthermore, the property benefits from a modern kitchen, quality carpets and a larger than average layout. There are well maintained communal gardens, communal sitting room and laundry room. Off road parking for residents. Double guest suite available for visiting friends or family. Site Manager.



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## ENTRANCE HALL

A carpeted hallway with doors leading to all rooms,

## LOUNGE/DINER

3.24m x 5.62m A spacious lounge / dining area with window to rear overlooking the gardens. Painted walls, smooth ceiling and carpeted floors. Electric fire and surround, electric storage heater, emergency pull cord and power points. Doors into:

## KITCHEN

2.30m x 2.17m A modern fitted kitchen with a range of wall and base units, stainless steel sink and taps, hob and extractor fan, room for under counter fridge and freezer, window overlooking landscape communal garden.

## BATHROOM

1.66m x 2.11m A recently installed, modern shower room comprising of w/c, low level shower cubicle and glazed door and wash hand basin.

## BEDROOM 1

3.24m x 3.56m A lovely sized double bedroom, fitted mirrored wardrobes with hanging space and storage. Painted walls, smooth ceiling and carpeted floors. uPVC window to rear elevation, emergency pull cord, electric storage heater and power points.

## BEDROOM 2

3.16m x 3.80m A further double bedroom with window overlooking the gardens, electric storage heater, power points and emergency pull cord.

## STORAGE

There is a generous cupboard which are located in the hallway.

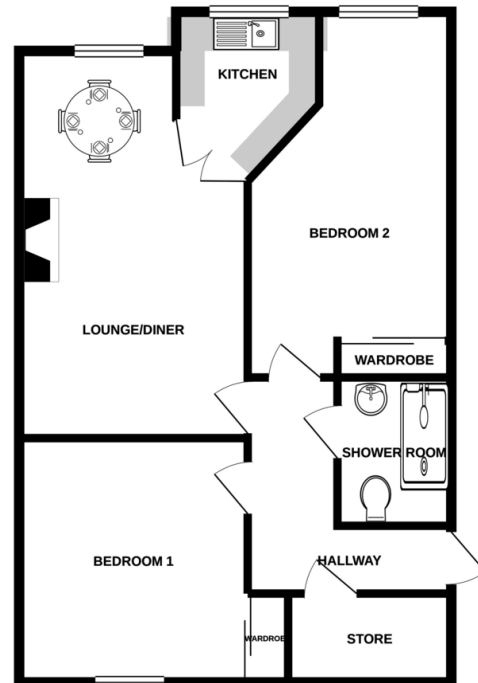
## LEASEHOLD

The property is Leasehold, please contact the office for full information

## COUNCIL TAX

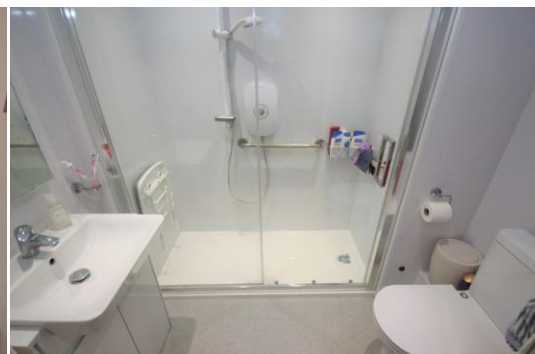
Band D

GROUND FLOOR  
60.0 sq.m. (646 sq.ft.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	80   C	
55-68	D		
39-54	E		
21-38	F		

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



14 Park Road,  
Whitchurch, Cardiff,  
CF14 7BQ

www.thomashwood.co.uk  
02920 626252  
sales@thomashwood.com

Mon-Fri: 9am - 5pm  
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