

2 St Marys Court, Tyn-y-Pwll Road

Whitchurch, Cardiff, CF14 1AG



Asking Price Of £160,000

2 Bedrooms

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 living room, fitted kitchen, large landing, shower room, double master bedroom and single second bedroom. Furthermore, the property benefits from a modern gas combination boiler, extended lease of 160 years and allocated parking space to the front. The property would make an ideal first time buy or sound investment with potential rent of £700 PCM once the property has been updated. The property is offered to the market with no ongoing chain.





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ENTRANCE HALL

Entered via glazed wooden door. Coved ceiling. Stairs to first floor.

LOUNGE

11' 1" x 19' 7" (3.38m x 5.99m) A spacious lounge with sliding door to balcony and further window to the side elevation. With painted and papered walls, carpet radiator.

KITCHEN

9' 8" x 9' 6" (2.97m x 2.92m) A good sized kitchen with a range of wall and base units with work surfaces and tiled splash backs incorporating one and a half stainless steel sink unit with mixer tap. Built in oven and microwave, gas hob and extractor over. Plumbing and space for washing machine and dishwasher. Space for fridge / freezer.

BEDROOM ONE

 $11' 4" \times 9' 6" (3.47m \times 2.92m)$ A generous double bedroom with two windows to the front elevation. With carpeted floors, radiator and built in storage.

BEDROOM TWO

10' 5" \times 9' 9" (3.19m \times 2.98m) (max) A single room with a window to the side elevation. Carpet, radiator.

SHOWER ROOM

6' 11" x 5' 11" (2.12m x 1.81m) Obscured glazed window to rear. Shower cubicle with mains shower, pedestal wash hand basin with mixer tap & WC. Tiled walls. Radiator.

OUTSIDE

Balcony accessed from the lounge. Allocated parking space. Visitor parking available.

TENURE

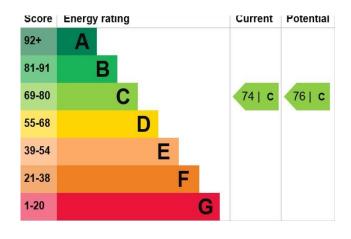
We are advised that the property is of Leasehold tenure with a current lease term of 160 years (recently extended). Service charge and ground rent is £886 per annum and includes building insurance.

GROUND FLOOR 67.2 sq.m. (723 sq.ft.) approx.



1ST FLOOR APARTMENT
TOTAL FLOOR AREA: 57.2 sg.m. (723 sg.ft.) approx.

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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









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