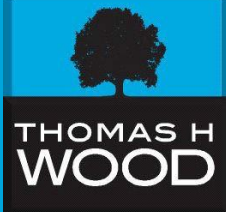




32 Samuels Crescent

Whitchurch, Cardiff, CF14 2TH



Asking Price Of £160,000

1 Bedrooms

A modern, top floor apartment situated in this desirable development close to the Taff Trail and the village of Whitchurch with its many amenities. Accommodation briefly comprises entrance hallway, living and dining room with doors to rear terrace, modern fitted kitchen, one double bedroom and bathroom. Superb decking area with panoramic views to the west of Cardiff. Allocated off road parking and bike store. Easy access to M4 and A470 motorways.



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COMMUNAL ENTRANCE

Intercom System

HALLWAY

Intercom connection, storage cupboard, Economy 7 Wall mounted heater.

LOUNGE

15' 1" x 13' (4.62m x 3.99m) Max Double glazed windows and door to rear and decked balcony, economy 7 wall mounted heater, double doors to kitchen.

KITCHEN

9' 4" x 6' 11" (2.87m x 2.13m) Max Fitted with a range of wall and base units with complimentary work surface over sink and drainer, integrated fridge freezer, space for washing machine, electric oven and hob with cooker hood over, heater and spotlights.

BEDROOM ONE

12' 7" x 9' 10" (3.84m x 3.00m) Double glazed window and door leading to deck area, economy 7 wall mounted heater.

BATHROOM

6' 9" x 6' 3" (2.06m x 1.91m) White suite comprising wash hand basin, bath with shower over and glass shower screen

OUTSIDE

Westerly facing fully decked with panoramic views. Allocated parking space to front of property, visitor spaces also available.

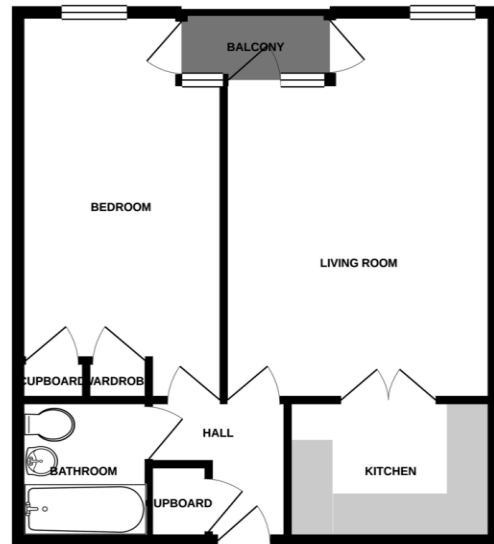
TENURE

Leasehold - approx. 985 years remaining.
Service Charge £809
Ground Rent £200

COUNCIL TAX

BAND: D

GROUND FLOOR
51.9 sq.m. (559 sq.ft.) approx.



ONE BEDROOM TOP FLOOR APARTMENT
TOTAL FLOOR AREA : 51.9 sq.m. (559 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, materials and appliances shown may not have been tested and no guarantee is to be given.
Made with Metaplex (2022) by gplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	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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