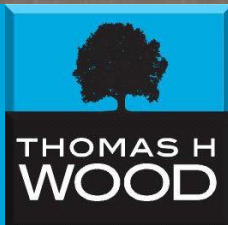




39 Whitworth Square

Whitchurch, Cardiff, CF14 7DR



Asking Price Of £120,000

1 Bedrooms

A rare opportunity to purchase this ground floor, studio apartment situated on the popular Whitworth Square development in Whitchurch. The current owners have maintained the property to a high standard and have recently installed a new kitchen, fitted blinds and redecorated throughout. The property would make an ideal first time home or excellent buy to let opportunity. The property briefly comprises, entrance hallway, bathroom, open plan kitchen, living room and bedroom. Viewings are recommended and the property is to be sold with no onward.



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ENTRANCE HALLWAY

4' 7" x 6' 2" (1.40m x 1.89m) Carpeted floors, painted walls, electric heater and thermostat.

BATHROOM

6' 3" x 5' 1" (1.92m x 1.56m) Low-level WC, bath tub with chrome mixer shower over, glazed screen and chrome mixer tap. Pedestal wash hand basin with chrome mixer tap, lino flooring, towel radiator, partially tiled and painted walls.

OPEN PLAN KITCHEN

9' 1" x 6' 6" (2.77m x 2.00m) A modern and recently installed kitchen with a range of wall and base units and contrasting worktops over. Freestanding fridge freezer to remain, Integrated washing machine, Beko electric oven and grill, Candy electric hob with splashback and black extractor hood over. Stainless steel one bowl sink with black mixer tap, UPVC window to front aspect with fitted blind, lino flooring.

MAX OPEN PLAN LIVING ROOM/BEDROOM

13' 10" x 15' 5" (4.24m x 4.72m) There is space for a double bed and sofa within the open plan space. Carpeted floors, painted walls, electric radiator panels, UPVC French doors leading to area suitable for seating. UPVC windows to side aspect. Fitted blinds, door to airing cupboard with hot water cylinder.

OUTSIDE

Allocated parking and visitor parking.

TENURE

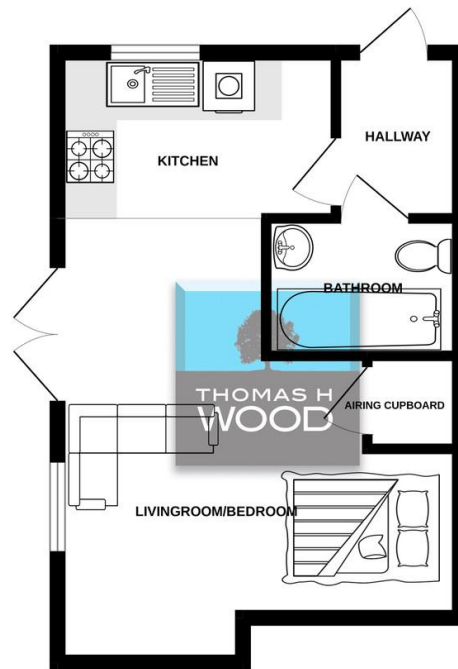
This property is understood to be Leasehold with 109 years remaining of Lease.

Ground rent £71 every 6 months. Service charge £250 every 6 months.

COUNCIL TAX

Band C

GROUND FLOOR
29.0 sq.m. (312 sq.ft.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 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 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

