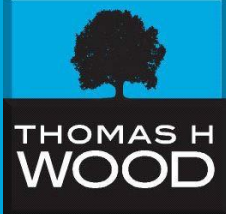




Summerfield House

Glandwr Place, Whitchurch, CF14 1DP



Guide Price £155,000

2 Bedrooms

A delightfully positioned, two bedroom, ground floor flat in the heart of Whitchurch Village. Surrounded by trees and communal gardens, the flat is at the end of a very quiet cul de sac, yet within a few minutes walk of the centre of the Village, with its many amenities and shops. There is a dedicated parking space for one car to the front of the building.



Flat 7, Summerfield House, Glandwr Place, Whitchurch, Cardiff, CF14 1DP

A delightful two bedroom, ground floor flat in the heart of Whitchurch Village. Occupying a quiet, cul de sac position that is surrounded by trees and beautiful communal gardens. Situated just a few minute's walk of the centre of Whitchurch Village and the highly regarded primary and secondary schools. The current owner has maintained the property to a high standard and recently renewed the lease to 168 years. There is a dedicated parking space for one car to the front of the building. The property briefly comprises hallway, open plan lounge/kitchen, two bedrooms and bathroom. Private parking and garden.

LOBBY

Secure outer entrance lobby.

HALL

Secure entry phone. Radiator. Two storage cupboards. Painted walls, textured ceiling and carpeted floors. Telephone point.

LOUNGE

14' 8" x 10' (3.4m x 3.05m) max. A delightful open plan lounge with views of the communal gardens. Painted walls, textured ceiling and carpeted floors. Double glazed picture windows to side and rear. Radiator with TRV. TV aerial point.

KITCHEN

10' 2" x 7' 6" (3.10m x 2.30m) max. With a range of wall and base units and contrasting worktops over. Inset with 1.5 sink, electric oven and gas hob. Space and plumbing for washing machine. Wall mounted Ideal Logic gas combi boiler. Power points. Double glazed picture window to rear. Ceramic tiled floor.

BEDROOM 1

9' 10" x 9' 8" (3.00m x 2.95m) max. Double glazed picture windows to side and front. Painted walls, textured ceiling and carpeted floors. Radiator with TRV.

BEDROOM 2

7' 6" x 6' 6" (2.30m x 2.00m) max. Double glazed picture window to front. Painted walls, textured ceiling and carpeted floors. Radiator with TRV.

BATHROOM

6' 4" x 8' 7" (1.95m x 2.64m) Suite comprising panelled bath, pedestal wash hand basin and wc. Heated towel rail. Shaver point. Ceramic tiled walls and floor. Double glazed window to front.

OUTSIDE

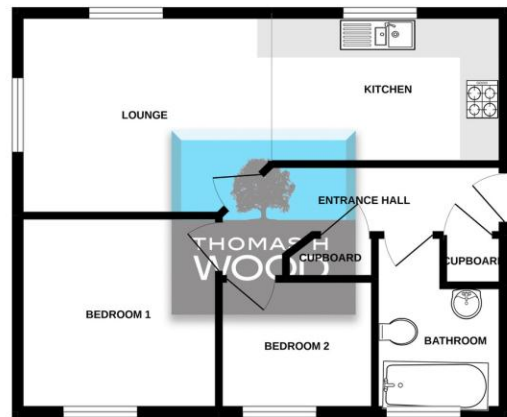
Communal rear garden. Walled and fenced lawned area.

TENURE

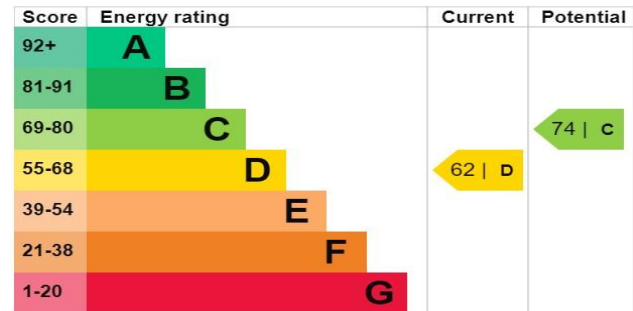
Leasehold - approx. 168 years remaining.
Maintenance: £60 pcm Ground Rent: £50 pa

COUNCIL TAX BAND C

GROUND FLOOR



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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 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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