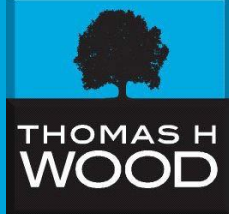




23 Glendower Court

Velindre Road, Cardiff, CF14 2TJ



Asking Price Of £140,000

2 Bedrooms

A well maintained two bedroom ground floor apartment located in Glendower Court. Occupying a convenient position within the development and close to the main entrance, residents lounge, onsite warden and laundry room. The current owners have recently installed a new kitchen with quality integrated appliances, fitted wardrobes in both bedrooms and a modern shower room. There are well maintained communal gardens and off road parking for residents. To be sold with no onward chain.



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ENTRANCE

Via heated, communal hallway. Painted walls, coving, textured ceiling. Small cupboard containing electricity meter. Airing cupboard containing hot water cylinder. Storage heater. Alarm controls and emergency cord.

SITTING ROOM

11' 1" x 16' 9" (3.40m x 5.13m) Painted walls, coving, textured ceiling. Electric storage heater. Wall lights. TV and phone points. Emergency cord. Double glazed uPVC window and door to rear. Feature mantelpiece with marble hearth and insert, electric fire. Double doors to

KITCHEN

8' 11" x 5' 8" (2.73m x 1.73m) High gloss cream colour units with contrasting work surface and tiled splashback. Stainless steel sink and drainer with chrome taps. AEG four ring electric induction hob and extractor canopy over. AEG electric oven, AEG microwave. Integral fridge and freezer and washing machine. Dimplex electric wall heater. Double glazed uPVC window to side aspect. Painted walls, coving, textured ceiling, linoleum flooring.

BEDROOM 1

9' 4" x 15' 9" (2.85m x 4.81m) Papered walls, coving, textured ceiling. Electric storage heater. Double glazed uPVC window. Emergency cord. Fitted wardrobes.

BEDROOM 2

8' 7" x 13' 6" (2.63m x 4.12m) Painted walls, coving, textured ceiling. Double glazed uPVC window. Emergency cord. Fitted wardrobes.

SHOWER ROOM

6' 8" x 5' 8" (2.04m x 1.73m) Modern white suite comprising basin with chrome taps set into white vanity unit, close coupled WC, large walk-in shower cubicle with glazed doors and chrome mixer shower. Tiled walls, painted walls, painted ceiling and linoleum flooring. Extractor fan. Handrail and shower seat to walls. Heated towel rail.

OUTSIDE

Unreserved residents' parking. Small paved patio to rear.

TENURE

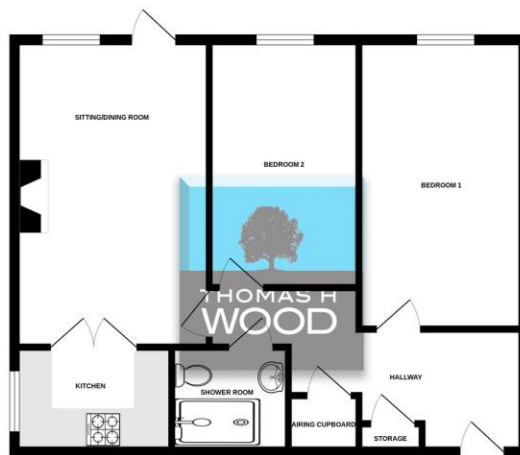
Leasehold - Term of Lease TBC

Ground Rent £579.58 PA Service Charge £3,362.42 PA

COUNCIL TAX

Band E

GROUND FLOOR
60.6 sq.m. (652 sq.ft.) approx.



2 BEDROOM GROUND FLOOR FLAT

TOTAL FLOOR AREA: 60.6 sq.m. (652 sq.ft.) approx.

Energy ratings shown are based on the Energy Performance Certificate (EPC) for this property. All data, including floor area and any other data are approximate and no responsibility is taken for any errors, omissions or misstatements. The data for this property are not intended to be used for any purpose other than for general guidance purposes. The services, systems or appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. See www.thomashwood.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 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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