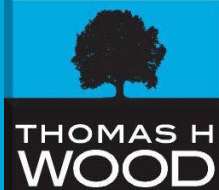




30 Samuels Crescent

Whitchurch, Cardiff, CF14 2TH



Asking Price Of £235,000

2 Bedrooms



A beautifully presented two double bedroom executive apartment in this most sought after of locations in Samuels Crescent, Whitchurch. The current owners have maintained the property to a high standard and is offered for sale in immaculate condition. The property benefits from a superb, enclosed deck area that enjoys the Westerly afternoon sun and magnificent views. There is a dedicated parking space adjacent to the block as well as visitor parking and secure communal bicycle store. Within walking distance of Whitchurch Village, close to the Taff Trail and within a few minutes of the M4 and A470 motorways. Viewing is highly recommended to appreciate this beautiful home and to be sold with no onward chain.

COMMUNAL HALLWAY

Entranced via double glazed door, stairs leading to all apartments

HALLWAY

Entrance via double lock door into a spacious 'L' shape hall with oak flooring. With painted walls, smooth ceiling and two storage cupboards, one with the hot water cylinder.

LOUNGE

16'11 x 13'2 (5.16m x 4.01m) A superb principal reception room with large 'picture' window and door to the balcony. This bright and spacious room has picturesque views across Radyr solid oak flooring, painted walls, smooth ceiling and space for dining table and chairs.

BALCONY

Decked with glass panels, ample space for table and chairs plus stunning views.



KITCHEN

9'4 x 7'9 (2.84m x 2.36m) Fitted with a matching range of wall, floor and draw units two wall units are glass fronted, integrated fridge freezer, dishwasher and cooker with inset hob and fitted extractor hood over, inset bowl with drainer, space and plumbing for washing machine, co-ordinating tiled floor and splash back, painted walls, smooth ceiling with spot lights

BEDROOM ONE

13'9 x 13'8 (4.19m x 4.17m) Generous double bedroom with two double glazed windows to front, double doors to fitted wardrobe, continuation of solid oak flooring, painted walls and smooth ceiling. Door to;

BATHROOM

6'11 x 9'5 (2.11m x 2.87m) Fitted with a white modern suite comprising: concealed WC and wash hand basin with open sill above, panelled bath with shower and fitted shower screen, smooth plain ceiling with spot lights, fitted mirror, fully tiled walls and co-ordinating tiled floor, accessed via bedroom one and the hallway.

BEDROOM TWO

13'9 x 8'9 (4.19m x 2.67m) Further excellent size double bedroom with fitted wardrobe, double glazed window to front, painted walls, smooth ceiling and continuation of the solid oak floor.

OUTSIDE

REAR - COMMUNAL GARDEN

Accessed via gates at either side of apartment blocks, lawned area

FRONT

Post boxes, allocated parking space

BICYCLE SHED

Lockable bicycle shed

TENURE

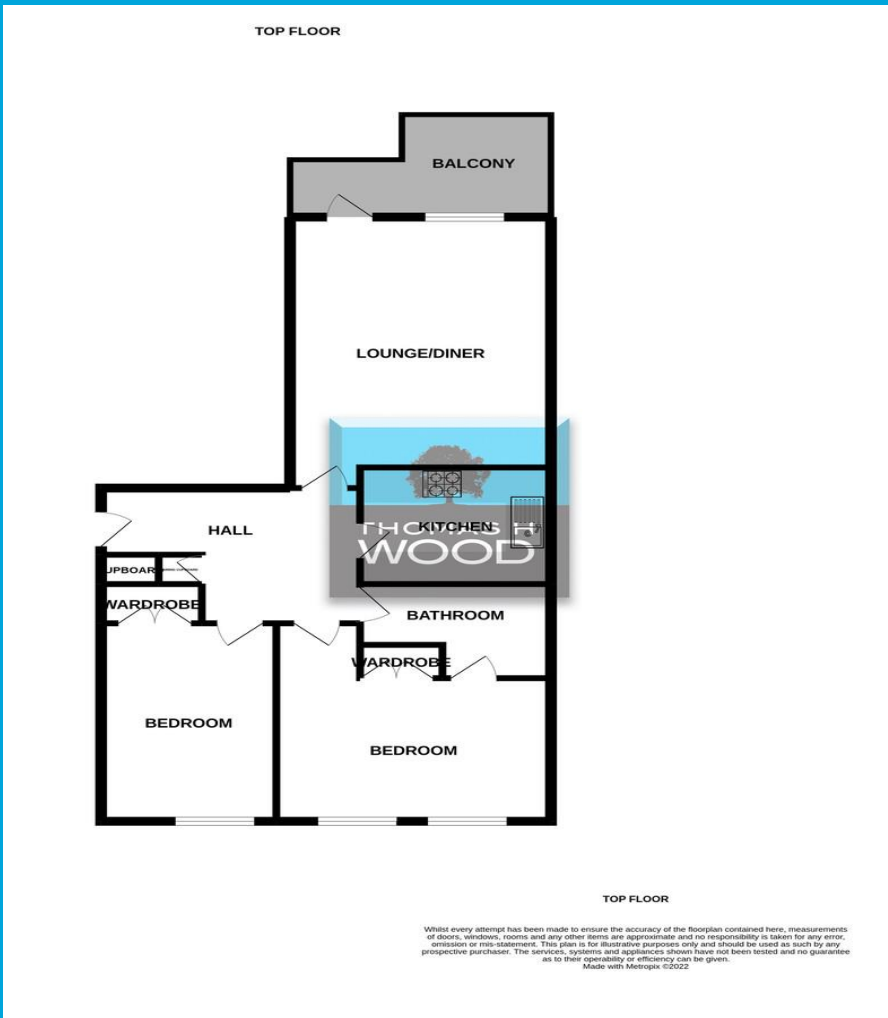
LEASEHOLD. Approx Term remaining on lease 984 years. This will be verified by the purchaser's solicitor.

SERVICE CHARGE £576.82 (Every 6 Months)

GROUND RENT £250 per annum

COUNCIL TAX BAND E





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