

Blandon Way,

Whitchurch, Cardiff, CF14 1EH



Estate Agents and
Chartered Surveyors

Asking Price Of

£179,950



Maisonette



Property Description

Beautifully upgraded one bedroom first floor maisonette with a luxurious feel throughout. Internally the accommodation briefly comprises; Entrance via a UPVC double glazed front door into hallway, Lounge with a floor to ceiling window and views of the communal gardens, kitchen with newly installed shaker style kitchen with built in oven and hob, large double bedroom and modern shower room complete with three piece suite.

Outside the property offers communal parking for residents and visitors only, communal garden which are very well maintained by the managements company and also benefits from an extended lease term.

Tenure Leasehold

Council Tax Band C

Floor Area Approx 602 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

Situated in the heart of Whitchurch village with post office, newsagent, supermarket, bars, several restaurants, banks and many more all on your very own doorstep. Also offering easy transport links to the city centre and A470 and M4 corridor.

ENTRANCE HALL

Enter into hallway via Upvc double glazed front door. Smooth walls and ceilings with spot lighting finished with luxury vinyl tiled flooring. Doors leading to all doors. Loft hatch provide access to loft storage.

LOUNGE

13' 5" x 12' 0" (4.11m x 3.67m)
Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Upvc double glazed floor to ceiling window to front overlooking communal gardens.

KITCHEN

10' 5" x 8' 0" (3.18m x 2.45m)
Fitted with a traditional shaker style range of base and eye level units with laminate worktops over. Built in oven, electric hob with cooker hood over. Inset stainless steel sink unit plus drainer. Space for washing machine, free standing fridge/freezer and space for small table and chairs. Upvc double glazed window to rear.

BEDROOM ONE

15' 10" x 9' 4" (4.84m x 2.85m)
Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Upvc double glazed window to front.

SHOWER ROOM

9' 3" x 8' 0" (2.84m x 2.45m)
Fitted with a modern three piece suite comprising walk in double shower with glass shower screen, WC and wash hand basin with built in drawers. Tiled splash back with smooth walls and ceilings finished with spot lighting and luxury vinyl tiled flooring. Upvc double glazed obscure window to rear.

STORAGE ROOM

4' 0" x 2' 9" (1.24m x 0.86m)
Built in storage cupboard housing combi boiler with built in shelving ideal for storage. Smooth walls and ceilings with a central light pendant finished with carpeted flooring to finish.

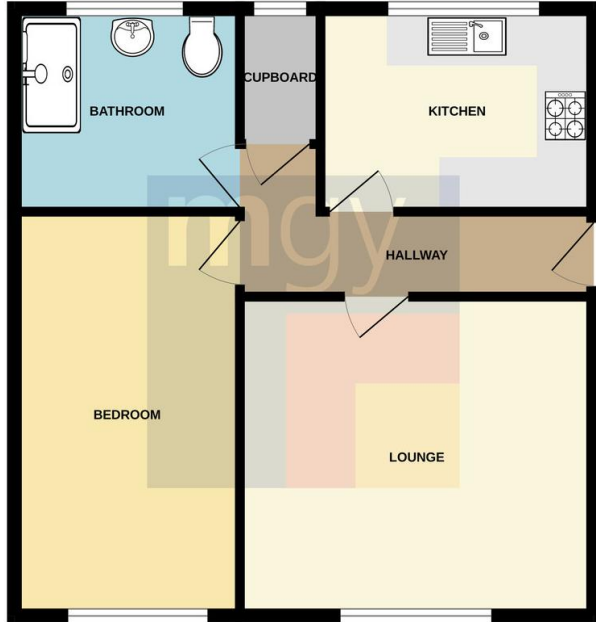
LEASE DETAILS

Lease - 145 years remaining
Service charge - £275 Per Quarter.

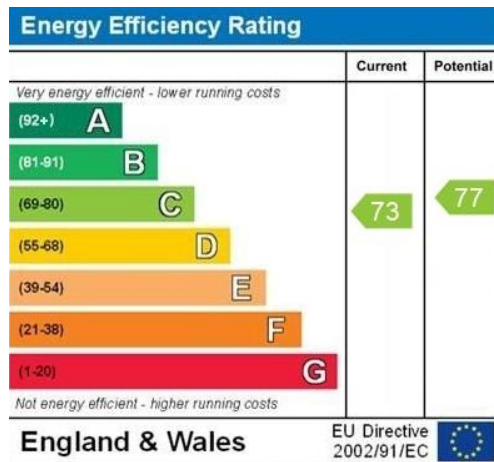
Blandon Way,
Whitchurch, Cardiff, CF14 1EH



Blandon Way, Whitchurch, Cardiff, CF14 1EH



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix C2023



Whitchurch 02922 745848
64 Merthyr Road, Whitchurch, Cardiff, CF14 1DJ



mgyc.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.