

# 55 Warren Evans Court, Whitchurch, Cardiff, CF14 1DR



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£180,000**



Maisonette



# Property Description

A modern first floor duplex flat offering spacious living accommodation throughout. The accommodation briefly comprises; entrance hallway, lounge/dining room and kitchen. Staircase leading to the second floor offers three spacious bedrooms and a family shower room. Communal gardens and communal parking can be found externally.

Tenure Leasehold

Council Tax Band C

Floor Area Approx 688 Sq Ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Enter into hallway via composite front door. Smooth walls with textured ceiling, a central light pendant and finished with laminate flooring. Carpeted stairs leading to first floor. Door leading to lounge and kitchen.

## LOUNGE

12' 11" x 18' 10" maximum (3.94m x 5.76m)  
Smooth walls and ceiling with a central light pendant and finished with laminate flooring. Central chimney breast with feature fireplace. Storage cupboard under the stairs. Upvc double glazed window to rear.

## KITCHEN

8' 7" x 8' 4" (2.63m x 2.55m)  
Fitted with a range of base and eye level units with worktops over. Inset stainless steel sink unit plus drainer. Built in double oven, gas hob and cooker hood. Space for washing machine, tumble dryer and free standing fridge/freezer. Upvc double glazed window to front. Tiled splash back with smooth walls and ceiling, a central light pendant and finished with laminate flooring. Open pantry storage

with fitted shelving.

## LANDING

Textured walls with smooth ceiling, a central light pendant and finished with carpeted flooring. Doors leading to all first floor rooms.

## BEDROOM ONE

13' 2" maximum x 10' 10" (4.03m x 3.32m)  
Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to front.

## BEDROOM TWO

11' 5" x 10' 5" maximum (3.49m x 3.19m)  
Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Single storage cupboard. Upvc double glazed window to rear.

## BEDROOM THREE

8' 4" x 8' 1" (2.55m x 2.48m)  
Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to rear.

## BATHROOM

Fitted with a modern three piece suite comprising walk in corner shower enclosure, WC and wash hand basin. Two upvc double glazed obscure window to front.

## OUTSIDE

Communal gardens to the rear for all residents to share. Shared parking to the front

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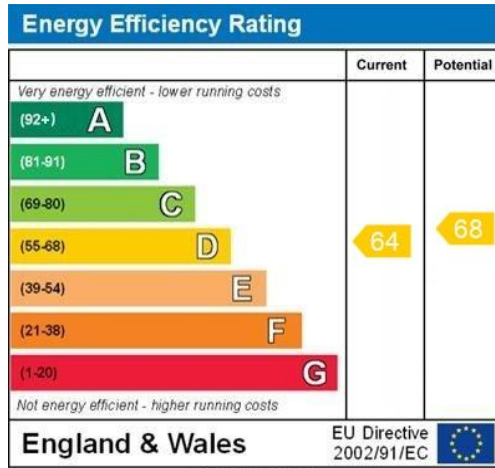
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GROUND FLOOR

1ST FLOOR



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