

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



Asking Price Of

£180,000

Estate Agents and
Chartered Surveyors



Maisonette

3

1

1

1

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.

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 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

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.

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.

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

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



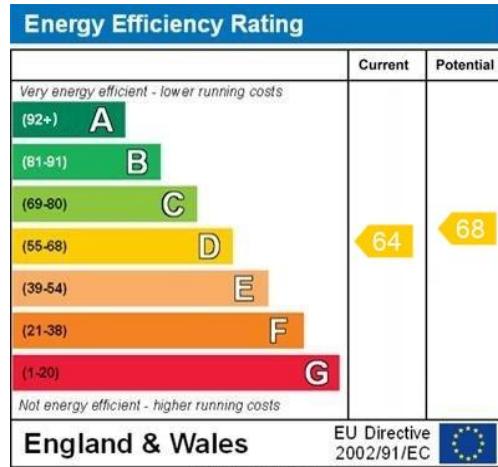
55 Warren Evans Court, Whitchurch, Cardiff, CF14 1DR

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, various elements 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 Metroplan ©2024



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



mgy.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.