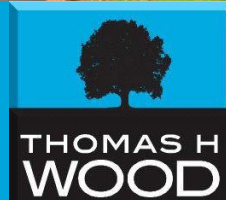




2 Elm House

Hollybush Estate, Cardiff, CF14 7DU



Asking Price Of £130,000

3 Bedrooms



A rare opportunity to purchase a three bedroom duplex, 1st floor maisonette conveniently located close to Whitchurch Village and the M4/A470 interchange in Coryton. The property has been charmingly decorated by the current owner and has the benefit of a Worcester combination boiler and full double glazing throughout. Set over two floors, the property offers generous living space, three excellent bedrooms, a shower room and separate WC. On road parking to the front and a storage shed to the rear. Viewing highly recommended.

Entrance via porch with small storage cupboard, leading to the hallway with laminate floor radiator and stairs to 1st floor.

KITCHEN

8' 2" x 11' 6" (2.51m x 3.51m) A selection wall and base units with contrasting worktops and laminate floor. Generous storage cupboard, chrome sink, small breakfast bar with space for seating. Space for freestanding fridge freezer, washing machine and cooker. UPVC window to front.



LOUNGE

11' 6" x 18' 11" (3.51m x 5.79m) A spacious lounge with uPVC window overlooking the rear aspect of the property. Laminate flooring, papered walls, gas fire and space for dining table. Storage cupboard under the stairs.

BEDROOM ONE

13' 1" x 11' 1" (4.01m x 3.40m) A generous double bedroom with carpeted floors, papered walls and textured ceiling. uPVC window to front aspect. Radiator with TRV.

BEDROOM TWO

11' 0" x 10' 5" (3.36m x 3.20m) A further double bedroom with carpeted floors, papered walls and cupboard with Worcester combination boiler. uPVC window to the rear. Radiator with TRV.

BEDROOM THREE

8' 5" x 8' 2" (2.57m x 2.49m) An excellent single bedroom with carpeted floors, textured walls and ceiling. uPVC window to the rear. Radiator with TRV and internal window over the landing.

SHOWER ROOM

6' 5" x 4' 7" (1.96m x 1.42m) Vinyl flooring, tiled walls, glazed shower screen and electric shower. White sink with chrome taps and radiator.

WC

3' 9" x 4' 10" (1.16m x 1.49m) Vinyl flooring, low-level white WC, textured walls and uPVC window to the front elevation

OUTSIDE

Parking to the front of the property and storage shed to the rear.

TENURE

This property is Leasehold. Lease 125 years from 1988 TBC

Service Charge £500 pa

Ground Rent £10 pa

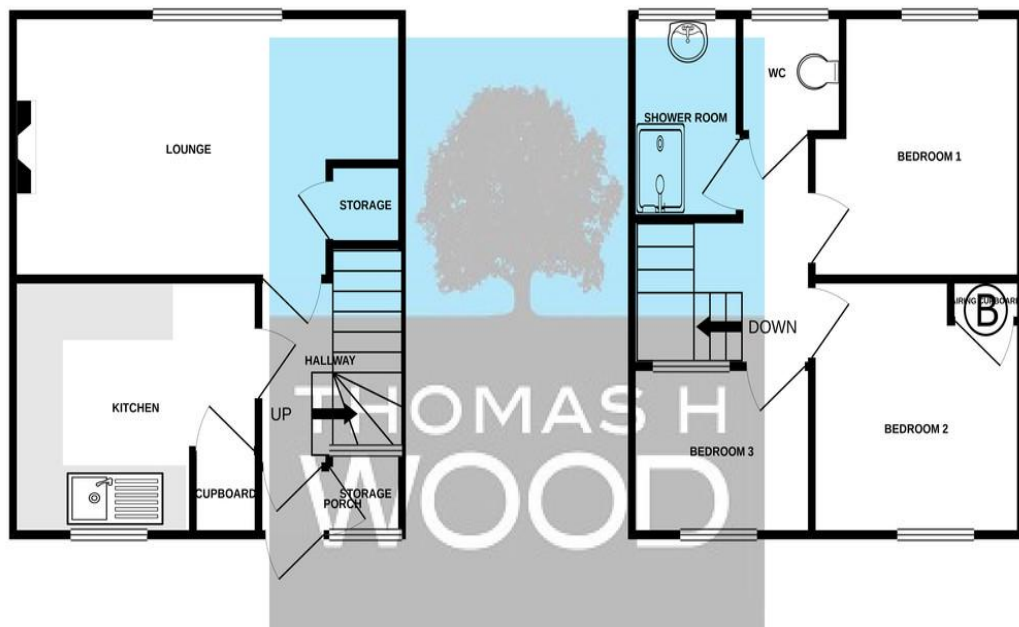
COUNCIL TAX

Band C



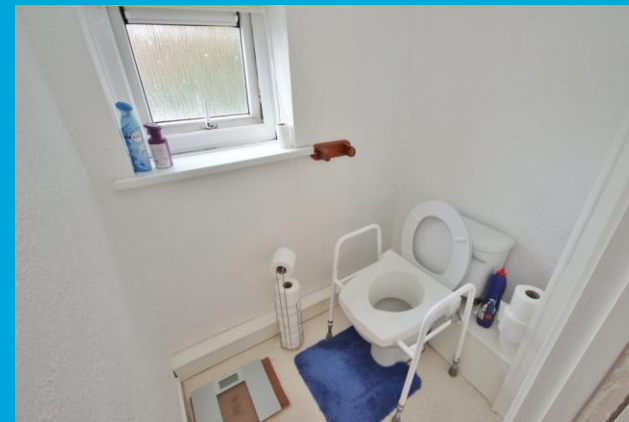
GROUND FLOOR
34.9 sq.m. (376 sq.ft.) approx.

1ST FLOOR
34.9 sq.m. (376 sq.ft.) approx.



TOTAL FLOOR AREA : 69.8 sq.m. (751 sq.ft.) approx.

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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	76 c
55-68	D		
39-54	E		
21-38	F		

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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