





11 Trewartha Court,  
Whitchurch, Cardiff  
CF14 1BS

Asking Price £189,950  
Apartment  
2 Bedrooms

Tenure - Leasehold

Floor Area - 616.00 sq ft

Current EPC Rating - E40

Potential EPC Rating - C73

A perfectly located and immaculate two double bedroom apartment just a short walk from the village of Whitchurch. This spacious top floor property benefits from a modern kitchen, stylish bathroom along with an extended lease. The lounge/diner overlook the communal gardens to the front and the kitchen has ample storage, fitted electric oven, electric hob and extractor. The bathroom has been finished to a high standard with quality fittings and ceramic tiling. The two double bedrooms have the benefit of fitted cupboards. Furthermore, the property has a garage, is within walking distance to the highly regarded schools, close to the excellent public transport links and easy access to the A470 and M4 motorway. To be sold with no onward chain.

#### ENTRANCE

Via communal entrance with security intercom.

#### HALLWAY

Storage cupboard, carpet.

#### LOUNGE

5.28m x 3.48m (17'3" x 11'5")

Wall mounted electric fire, double glazed window to the front, electric radiator, access to kitchen

#### KITCHEN

2.62m x 2.54m (8'7" x 8'3")

Range of wall and base units with worktops, tiled splashbacks, electric hob with stainless steel extractor hood and integrated oven, one and a half bowl sink and drainer, tiled floor, space for white goods, large double glazed window to the rear.

#### BEDROOM ONE

4.19m x 3.23m (13'8" x 10'7")

Built in cupboards, electric radiator, double glazed window to front.

#### BEDROOM TWO

3.53m x 2.64m (11'6" x 8'7")

Built in cupboard with pressurised hot water tank, electric radiator, double glazed window to rear.

#### BATHROOM

1.63m x 2.79m (5'4" x 9'1")

A stylish bathroom comprising panelled bath with electric shower and glass screen, low level w.c, wall mounted wash hand basin, tiled walls, vinyl flooring, wall mounted down flow fan heater, obscure double glazed window.

#### GARAGE

4.93m x 2.34m (16'2" x 7'8")

Up and over door, power point

#### TENURE

Terms of Lease 135 year remaining.

Service Charges TBC

#### COUNCIL TAX

Band



