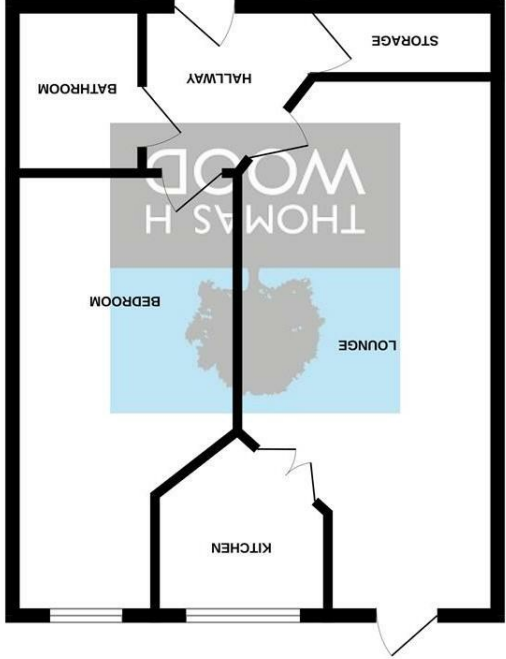


FLAT 9 GLENOVER COURT VELDRE ROAD CF14 2TJ
 TOTAL FLOOR AREA : 46.1 sq.m. (996 sq.ft.) approx.
 Measurements taken and floor area measurements are independently taken by the
 at date, photos, plans and floor area measurements are contained in sales particulars.
 of dimensions. The floor to ceiling heights are stated in the sales particulars.
 of the property. The area, photos and appliances shown have not been and no guarantee
 as to the condition or energy rating.



GROUND FLOOR (496 sq.ft.) approx.

Energy Efficiency Rating	
Potential	Current
83	80

Very energy efficient - lower running costs
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

EU Directive 2002/91/EC
 England & Wales



CONTACT

EMAIL

sales@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com



9 Glendower Court,
Velindre Road,
Whitchurch, Cardiff
CF14 2TI

£110,000
Retirement Property
1 Bedrooms

Tenure - Leasehold

Floor Area - 496.00 sq ft

Current EPC Rating - C80

Potential EPC Rating - B83

This well-positioned ground floor flat is located within Glendower Court, a modern retirement development situated just a short, level walk from Whitchurch Village. The area is popular for its convenience, offering a variety of shops, community services, and amenities. Local attractions include a public library, parks, golf, tennis and bowls clubs, several churches, as well as the Glamorgan Canal Nature Reserve and the Taff Trail. Public transport links are excellent, with regular bus services to Cardiff City Centre and train stations at Whitchurch and Llandaff North. The M4 motorway is easily accessible via Junction 32 (Whitchurch).

The property offers spacious living accommodation, including a communal hallway, a large lounge, a fitted kitchen, a generously sized bedroom, and a shower room. The development is for residents aged 55 and over and includes warden support. Additional facilities include a residents' lounge and well-equipped laundry facilities. An internal viewing is highly recommended.

ENTRANCE HALL

With painted walls, coved and textured ceiling. Heater. Smoke alarm. Alarm pull.

LOUNGE

6.25m x 4.5m (20'6" x 14'9")

Double glazed patio door with opening window onto garden. Television aerial point, telephone point.

KITCHEN

2.39m x 1.73m (7'10" x 5'8")

max. With uPVC double glazed window overlooking garden. space for fridge and freezer. Cream base units inset with stainless steel sink and matching wall units.

BEDROOM

6.20m x 2.67m (20'4" x 8'9")

max. With uPVC double glazed window overlooking gardens. An excellent size bedroom with painted walls, coved and textured ceiling. Mirrored wardrobes. Night storage heater.

SHOWER

Walk-in shower, wash hand basin with mirror over, low level W.C. Extractor fan.

COMMUNAL AREAS

There is a communal hallway, residents lounge and communal laundry. Also on the ground floor there is a guest room available for a nominal charge per night.

OUTSIDE

Attractive communal gardens to the front and side.

TENURE

LEASEHOLD -Terms of Lease TBC

SERVICE CHAGE - TBC

GROUND RENT - TBC

COUNCIL TAX

Band D



