

Samuels Crescent,
Whitchurch, Cardiff,
CF14 2TH

THOMAS H WOOD

£240,000

2 Bedrooms
Apartment

A beautifully presented top floor apartment forming part of this sought-after modern development, positioned in a convenient and attractive location close to the Taff Trail, Melingriffith Water Pump, Whitchurch Village and Llandaff North.
The property offers stylish and well-proportioned accommodation comprising an entrance hallway, spacious lounge with access onto a private balcony, modern fitted kitchen, two double bedrooms and a Jack and Jill style bathroom. Further benefits include solid oak flooring, electric heating, intercom entry system, allocated parking and lovely far-reaching views across towards Radyr and the Garth Mountain.
The development is particularly well placed for local amenities, with Whitchurch Village offering a variety of shops, cafes, restaurants and everyday facilities. The nearby Taff Trail provides excellent walking and cycling routes, with access towards Radyr, Forest Farm, Llandaff and Cardiff city centre. Llandaff railway station is also within convenient reach, along with good road links to the A470 and M4 motorway.



COMMUNAL ENTRANCE
Entered via a communal door into a well-maintained communal hallway, with stairs leading to the top floor.

ENTRANCE HALLWAY
Entered via a solid timber door. oak flooring, access to lounge, kitchen, bathroom, two bedrooms and storage cupboards. Intercom entry system and electric radiator.

LOUNGE
16'2" x 12'3"
A spacious reception room with solid oak flooring, electric radiator, large double glazed picture window to the rear and double glazed door opening onto the balcony. The room enjoys lovely far-reaching views across towards Radyr and the Garth Mountain.



Features

- Modern top floor apartment
- Two double bedrooms
- Jack and Jill style bathroom
- Spacious lounge with balcony
- Far-reaching views towards Radyr and the Garth Mountain
- Modern fitted kitchen
- Allocated parking
- Close to the Taff Trail, Whitchurch Village and Llandaff North

KITCHEN
7'9" x 9'4"
Fitted with a range of modern wall and floor units with work surfaces over. Stainless steel sink and drainer with mixer tap, integrated fridge freezer, plumbing for washing machine, inset electric hob with electric oven and grill, and stainless steel extractor hood over. Tiled floor and tiled splashbacks.

BEDROOM ONE
9'5" x 13'3"
Double bedroom with double glazed window to the front, decorative wood panelling, solid oak flooring, fitted wardrobe, electric radiator and access to the Jack and Jill style bathroom.

BEDROOM TWO
12'8" x 8'8"
Further double bedroom with double glazed window to the front, decorative wood panelling, solid oak flooring, fitted wardrobe and electric heater.

BATHROOM
White three-piece suite comprising low level WC, wall-mounted wash hand basin with chrome mixer tap, and panelled bath with chrome mixer shower over. Fully tiled walls and floor.

BALCONY
Decked balcony with glass balustrade, providing a lovely outdoor seating area with views across towards Radyr and the Garth Mountain.

OUTSIDE

PARKING
The property benefits from allocated parking within the development.

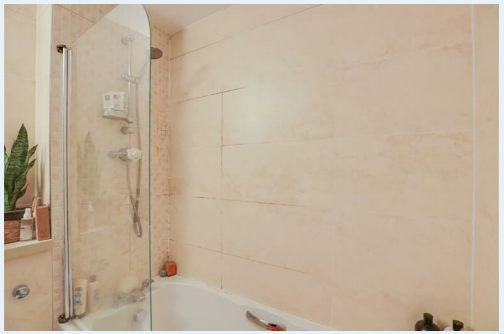
TENURE
LEASHOLD
Terms of Lease 979 year remaining
Service Charge £1,730.00 per annum
Ground Rent £250.00 per annum

COUNCIL TAX
Band E

Information

- Tenure: Leasehold
- Council Tax Band: E
- Floor Area: 726.20 sq ft
- Current EPC Rating: C
- Potential EPC Rating: B









2 BEDROOMS

1 BATHROOMS

1 RECEPTION ROOMS

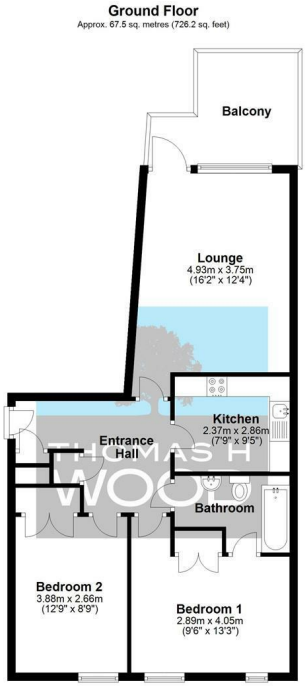
ENERGY RATING: C






LSC

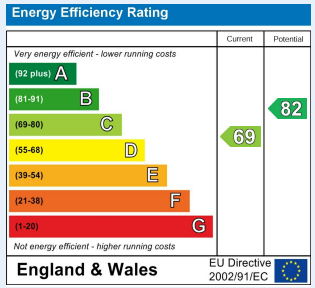

IRONMAN
LSC



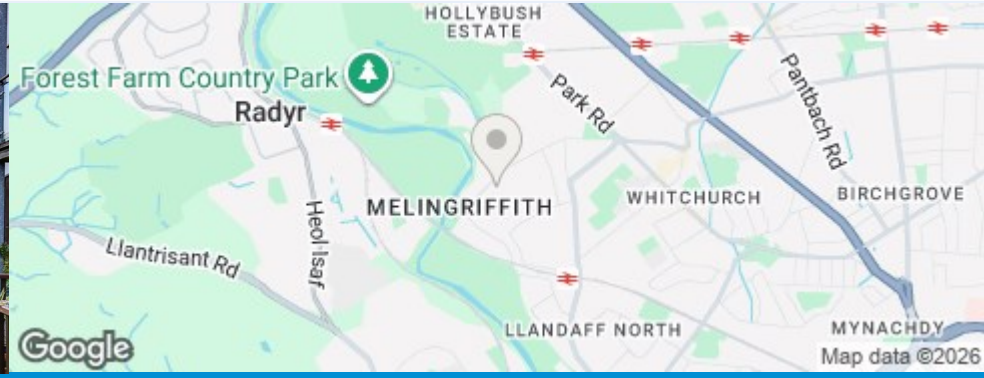
Total area: approx. 67.5 sq. metres (726.2 sq. feet)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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