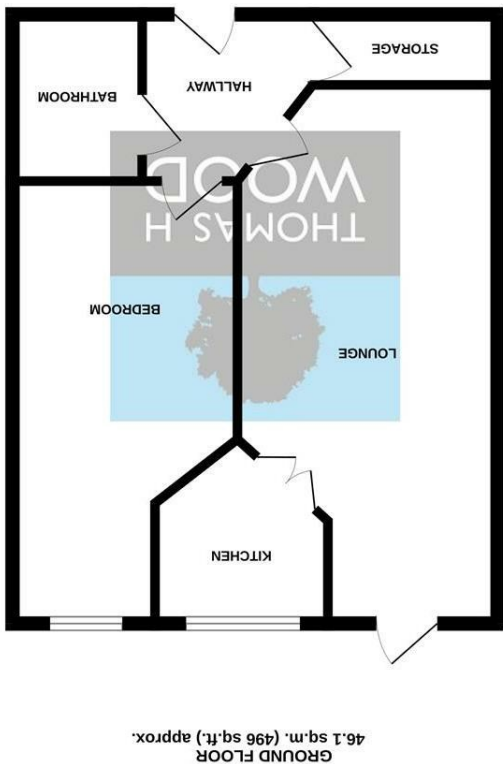


FLAT 9 FLEETWOOD COURT VELINDRE ROAD CP14 1TU  
TOTAL FLOOR AREA : 461 sq.m (495 sq.ft approx.)

While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements and/or dimensions are given as an indication only and should not be relied on as such by any person. The purchaser's responsibility is taken to verify the measurements and/or dimensions by any means of their own choice. The surveyor, engineer and architect's responsibility is taken to provide the prospective purchaser with the necessary information and advice as to the accuracy of the measurements and/or dimensions as given.

As to the use of the property, the purchaser is advised to consult with the relevant authorities (e.g. local planning authorities, the Environment Agency, the Health and Safety Commission, etc.) as to the appropriate use of the property.

Information is given by way of general guidance only and is not intended to constitute an offer or a contract. It is not intended to be relied upon as such by any person. The purchaser's responsibility is taken to verify the information by any means of their own choice. The surveyor, engineer and architect's responsibility is taken to provide the prospective purchaser with the necessary information and advice as to the accuracy of the information as given.



**GROUND FLOOR**  
46.1 sq.m. (496 sq.ft.) approx.

www.thomashood.com

WEBSITE

02920 626252

TELEPHONE

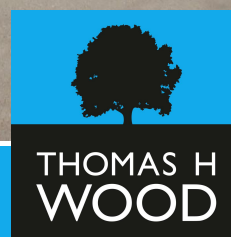
sales@thomashwood.com

EMAIL

## CONTACT







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 - 125 years from 01.05.1995

SERVICE CHARGE - (01.03.2025 to 31.08.2025) so 6 months was £1339.64

GROUND RENT - (01.03.2025 to 31.08.2025) so 6 months was £257.07

#### **COUNCIL TAX**

Band D



