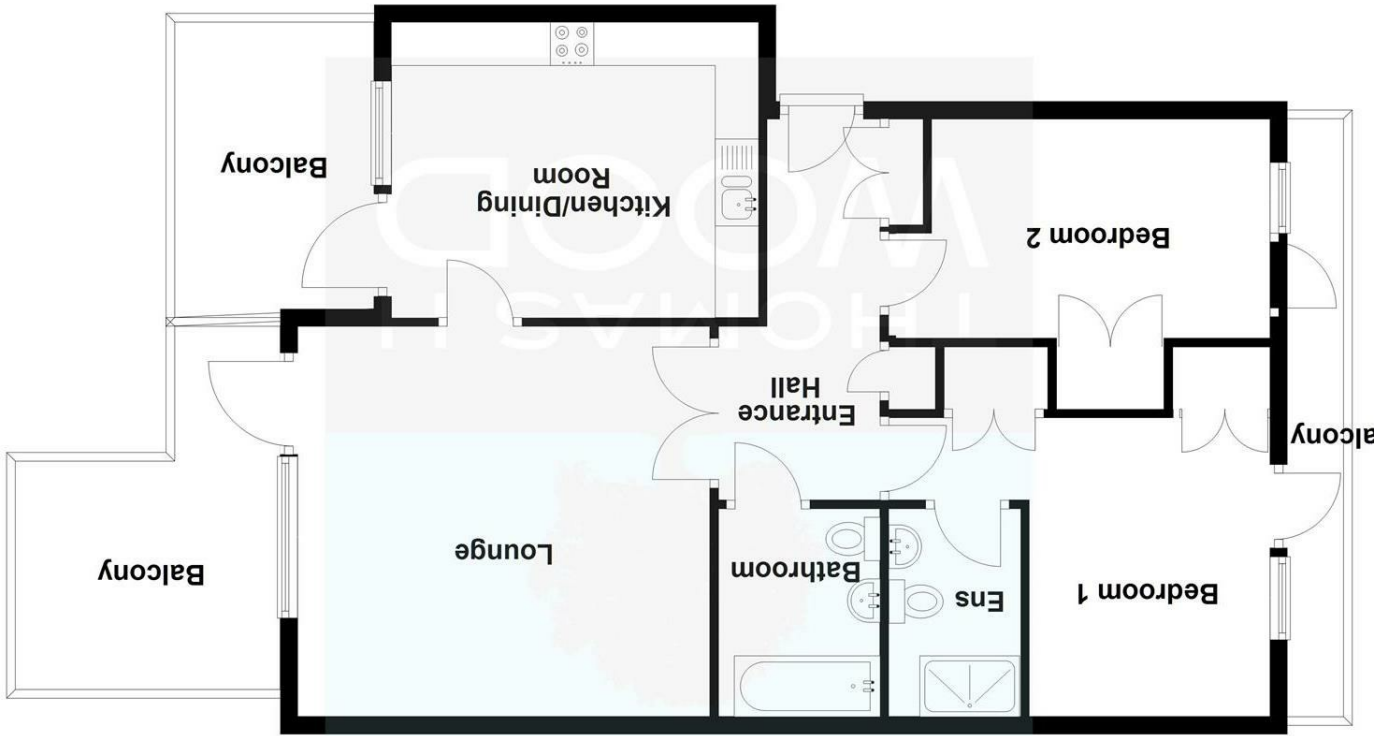


Total area: approx. 843.0 sq. feet



Ground Floor
Approx. 843.0 sq. feet

Energy Efficiency Rating	
Potential	Current
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
81	73

THOMAS H
WOOD



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50 Samuels Crescent,
Whitchurch, Cardiff
CF14 2TH



£269,950
Flat - Penthouse
2 Bedrooms

Tenure - Leasehold

Floor Area - 843.00 sq ft

Current EPC Rating - C73

Potential EPC Rating - B81



An exceptional opportunity to acquire a rarely available penthouse executive apartment in the highly sought-after location of Whitchurch Village. This superbly presented residence offers outstanding westerly panoramic views, beautifully appointed interiors, and versatile living space throughout.

Perfectly positioned, the apartment benefits from direct train and bus links, easy access to the A470 and M4, and is within walking distance of the Taff Trail, Hailey Park, and the excellent local shops, amenities, and eateries that Whitchurch is renowned for. The area is also served by highly regarded schools, making this an ideal choice for both professionals and families. Viewing is highly recommended to fully appreciate the rarity, quality, and outlook of this stunning penthouse home.

ENTRANCE

Communal entrance to the front with secure phone entry system providing access from the apartment.

ENTRANCE HALL

Secure entry phone, storage cupboard, airing cupboard, and electric heater. Doors lead to bedrooms, bathroom, kitchen/diner, and lounge.

KITCHEN/DINER

3.40m x 4.22m (11'1" x 13'10")

Fitted with a range of modern wall and base units complemented by work surfaces and tiled splashbacks. Inset stainless steel sink with mixer tap and drainer. Integrated electric hob, extractor hood, and oven. Integrated fridge/freezer with space for washing machine. Inset spotlights and power points. Electric heater. Double glazed door to balcony with panoramic views.

LOUNGE

4.78m x 4.17m (15'8" x 13'8")

A light-filled reception with floor-to-ceiling double glazed window offering superb views. Double glazed door opening to a covered decked balcony. Two electric heaters. TV and telephone points.

BATHROOM

2.30m x 2.20m (7'6" x 7'2")

Contemporary design with inset spotlights. Part tiled with WC, bath with mixer tap and shower over, heated towel rail, wash hand basin with mixer tap, extractor fan, shaver point and light. Tiled flooring.

BEDROOM ONE

3.02m x 3.48m (9'10" x 11'5")

Double glazed window and door to balcony. Double built-in wardrobe. Economy 10 heater. TV and telephone points. Door to en suite.

EN SUITE

2.42m x 1.58m (7'11" x 5'2")

Fully tiled with low-level WC, pedestal wash hand basin, and shower cubicle. Laminate flooring.

BEDROOM TWO

3.66m x 2.67m (12'0" x 8'9")

Double glazed window and door to shared balcony with countryside views. Built-in wardrobe. Electric heater.

OUTSIDE

The apartment enjoys two superb balconies — a paved balcony/terrace accessed from the kitchen/diner with stunning panoramic countryside views, and a second paved balcony to the front, accessed from both bedrooms and the lounge. Externally, the development offers allocated and visitor parking, a secure communal bicycle store, and bin storage facilities.

TENURE

LEASEHOLD - Terms of Lease 999 years starting on 6th February 2006 980 years remaining

Ground Rent £250 (Paid half yearly)

Service Charge £1853.76 (Paid half yearly)

COUNCIL TAX

Band F

