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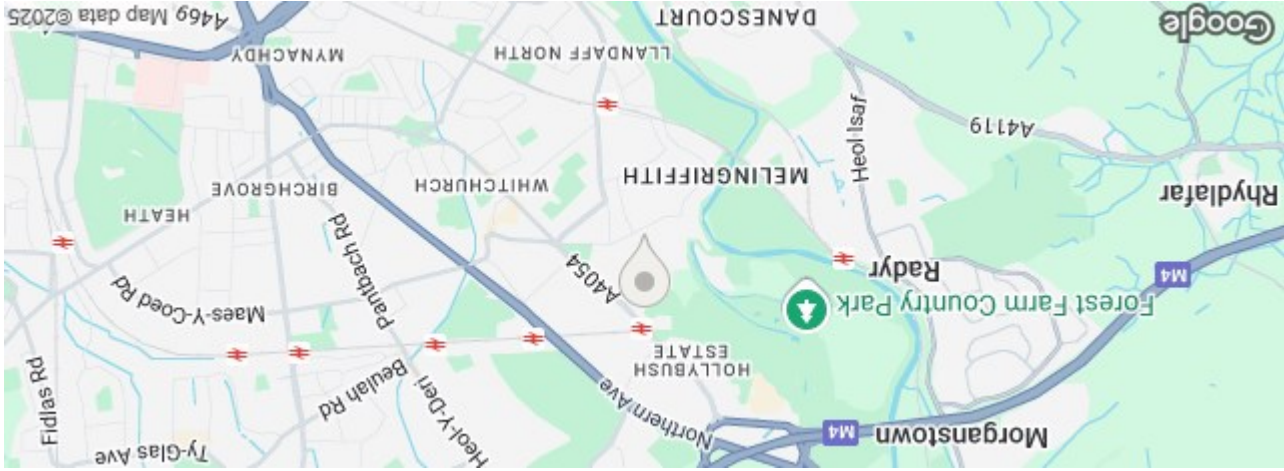
WEBSITE

www.thomashwood.com

Energy Efficiency Rating		
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		
EU Directive 2002/91/EC		
England & Wales		



GROUND FLOOR



Where energy has been used to ensure the accuracy of the map data, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors or omissions. This data is for information purposes only and should be used as a guide only. The map is made with Mapbox 2025.



1 Glendower Court,
Velindre Road, Whitchurch
CF14 2TJ

Asking Price £98,000
Flat/Apartment
1 Bedrooms

Tenure - Leasehold

Floor Area - 484.00 sq ft

Current EPC Rating - C71

Potential EPC Rating - C78

This well-positioned ground floor flat is located within Glendower Court, a modern retirement development situated just a short, level walk from Whitchurch Village. Ideally located on the ground floor, with French doors opening onto the car park. 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")
with 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")
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

6.2m x 2.67m (20'4" x 8'9")

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

SHOWER ROOM

With 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

This property is believed to be Leasehold. This will be verified by the purchaser's solicitor.

Lease term - 125 years from 1995. 95 years remaining.

Service charge approx. £2698 p.a

Ground rent approx £390 p.a

COUNCIL TAX

Band D



