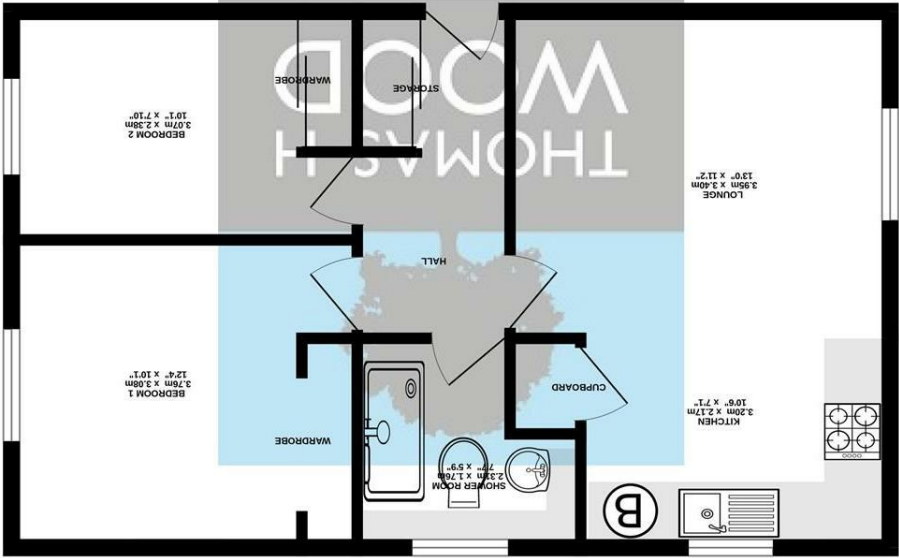


While every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.

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TOTAL FLOOR AREA : 51.1 sq.m. (550 sq.ft.) approx.

TOP FLOOR

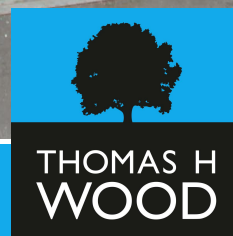


GROUND FLOOR
51.1 sq.m. (550 sq.ft.) approx.

Energy Efficiency Rating	
Potential	Current
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	



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5 Summerfield House,
Glandwr Place,
Whitchurch, Cardiff
CF14 1DP

£169,950
Flat - Third Floor
2 Bedrooms

Tenure - Leasehold

Floor Area - 0.00 sq ft

Current EPC Rating - C75

Potential EPC Rating - C76



A delightful two bedroom, second floor apartment in the heart of Whitchurch Village. Occupying a quiet, cul de sac position that is surrounded by trees and delightful communal gardens. Situated just a few minute's walk of the centre of Whitchurch Village and the highly regarded primary and secondary schools. Benefits include a renewed lease of 171 years, Worcester combination boiler and a dedicated parking space for one car to the front of the building. The property briefly comprises hallway, open plan lounge/kitchen, two bedrooms and bathroom. * No onward chain *

ENTRANCE

Via secure communal main entrance to stairs rising to the second floor. Hardwood door to entrance hallway with storage cupboard, door release and doors to all rooms.

KITCHEN

3.20m x 2.17m (10'5" x 7'1")

A modern kitchen wall and base units, electric oven, gas hob with extractor over. Stainless steel sink with chrome tap space and plumbing for washing machine. Wall mounted Worcester combination boiler and pantry cupboard. Tiled splash backs and tiled floor. Velux window allows lots of natural light into the room. Open plan to,

LOUNGE/DINER

3.95m x 3.40m (12'11" x 11'1")

With carpeted floor, painted walls and textured ceiling. Picture window overlooking the communal gardens. Radiator panel with TRV.

SHOWER ROOM

2.31m x 1.76m (7'6" x 5'9")

A fully tiled three piece suite, with low level WC, pedestal wash hand basin and double shower enclosure with glazed screen and chrome mixer shower. Chrome towel radiator and Velux window.

BEDROOM ONE

3.08m x 3.76m (10'1" x 12'4")

A good size double bedroom with laminate flooring, painted walls and textured ceiling. Open wardrobe, picture window to front aspect and radiator with TRV.

BEDROOM TWO

3.07m x 2.23 (10'0" x 7'3")

With carpeted floor, painted walls and textured ceiling. Fitted wardrobe, picture window to front aspect and radiator with TRV.

OUTSIDE

Dedicated parking to the front and communal gardens to the rear.

TENURE

LEASEHOLD. TBC

SERVICE CHARGE £720 per annum

COUNCIL TAX

Band C

