



Tyn-Y-Pwll Road,
Whitchurch, Cardiff,
CF14 1AG



Asking Price
£225,000

2 Bedrooms
Apartment - Ground Floor

A charming ground floor, two bedroom maisonette forming part of a well regarded and attractive development in the centre of Whitchurch village. Offered for sale with no onward chain, the property represents an excellent opportunity for first time buyers, downsizers or those seeking a superb location within walking distance of Whitchurch's shops, cafés and community facilities.

The apartment enjoys direct access to communal gardens, private allocated parking and generous internal storage. The layout is practical and well proportioned, with a bright lounge, kitchen and two bedrooms arranged off a central hallway. Gas combination boiler and UPVC double glazing provide modern efficiency and comfort. Whitchurch community centre, library, parks, bus links and village amenities are all within a stone's throw, while Cardiff city centre and the M4 are easily accessible. The property is close to the excellent public transport links, highly regarded schools and the excellent local amenities.



HALLWAY

Carpeted central hallway, radiator and built-in storage cupboard with shelving and hanging space. Doors lead to all rooms.

LOUNGE

13'1" x 10'4"

A bright front and side aspect reception room with double glazed windows providing excellent natural light. With carpeted floor, papered walls, textured ceiling with coving and radiator with TRV.

KITCHEN

12'4" x 6'9"

A modern fitted kitchen with a range of wall and base units with work surfaces over, integrated electric oven, four-ring gas hob with extractor, space for fridge/freezer and plumbing for washing machine. Door provides direct access to the communal garden and drying area.



Features

- GROUND FLOOR MAISONETTE IN THE HEART OF WHITCHURCH VILLAGE
- TWO BEDROOMS
- EXTENDED LEASE
- NO ONWARD CHAIN
- PRIVATE ALLOCATED PARKING
- WELL MAINTAINED COMMUNAL GARDENS
- IDEAL FIRST PURCHASE OR DOWNSIZE
- WALKING DISTANCE TO VILLAGE AMENITIES

BEDROOM ONE

12'4" x 10'5"

A generous principal bedroom with built-in airing cupboard housing the gas combination boiler. With carpeted floor, papered walls, textured ceiling with coving and radiator with TRV.



BEDROOM TWO

10'7" x 6'3"

A comfortable single bedroom overlooking the front aspect. With carpeted floor, papered walls, textured ceiling with coving, fitted wardrobe and radiator with TRV.

SHOWER ROOM

6'2" x 9'4"

Modernised suite comprising walk-in shower, vanity wash hand basin and low level WC with attractive tiling and non-slip flooring.

PARKING

Allocated parking space immediately outside the property with additional visitor parking available.

COMMUNAL GARDENS

Well maintained communal gardens to the rear with seating areas, borders and clothes drying space.



2 BEDROOMS



1 BATHROOMS



1 RECEPTION ROOMS



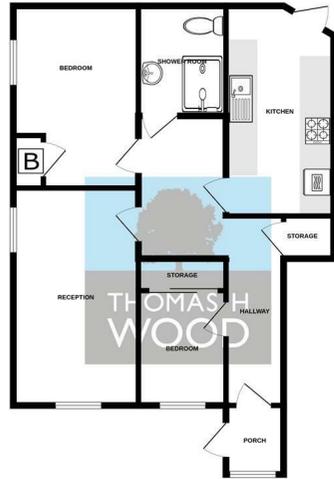
ENERGY RATING: C

Information

- Tenure: Leasehold
- Council Tax Band: D
- Floor Area: 591.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C



GROUND FLOOR
54.9 sq.m. (591 sq.ft.) approx.



GROUND FLOOR
TOTAL FLOOR AREA: 54.9 sq.m. (591 sq.ft.) approx.
Whilst every effort has been made to ensure the accuracy of the information contained herein, measurements are approximate. Views and floor levels are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for guidance purposes only and should not be used as a basis for any purchase agreement. The layout, fixtures and appliances shown here are not intended to be guaranteed as to their operation or finished condition. Made with CAD/CAM 02/06



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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