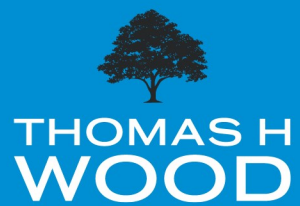




Trewartha Court,  
Whitchurch, Cardiff,  
CF14 1BS



Asking Price  
£185,000

2 Bedrooms  
Apartment

A perfectly located and immaculate two double bedroom apartment just a short walk from the village of Whitchurch. This spacious top floor property benefits from a modern kitchen, stylish bathroom along with an extended lease. The lounge/diner overlook the communal gardens to the front and the kitchen has ample storage, fitted electric oven, electric hob and extractor. The bathroom has been finished to a high standard with quality fittings and ceramic tiling. The two double bedrooms have the benefit of fitted cupboards. Furthermore, the property has a garage, is within walking distance to the highly regarded schools, close to the excellent public transport links and easy access to the A470 and M4 motorway. To be sold with no onward chain.



### ENTRANCE

Via communal entrance with security intercom.

### HALLWAY

Storage cupboard, carpet.

### LOUNGE

17'3" x 11'5"

Wall mounted electric fire, double glazed window to the front, electric radiator, access to kitchen

### KITCHEN

8'7" x 8'3"

Range of wall and base units with worktops, tiled splashbacks, electric hob with stainless steel extractor hood and integrated oven, one and a half bowl sink and drainer, tiled floor, space for white goods, large double glazed window to the rear.

### BEDROOM ONE

13'8" x 10'7"

Built in cupboards, electric radiator, double glazed window to front.



## Features

- 2ND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN & BATHROOM
- GARAGE
- WALKING DISTANCE WHITCHURCH VILLAGE
- EXTENDED LEASE
- CLOSE TO LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- VIEWING RECOMMENDED
- NO ONWARD CHAIN

### BEDROOM TWO

11'6" x 8'7"

Built in cupboard with pressurised hot water tank, electric radiator, double glazed window to rear.

### BATHROOM

5'4" x 9'1"

A stylish bathroom comprising panelled bath with electric shower and glass screen, low level w.c, wall mounted wash hand basin, tiled walls, vinyl flooring, wall mounted down flow fan heater, obscure double glazed window.



**GARAGE**

16'2" x 7'8"

Up and over door, power point

**TENURE**

Terms of Lease 135 year remaining.

Service Charges TBC

**COUNCIL TAX**

Band

## Information

- Tenure: Leasehold
- Council Tax Band: C
- Floor Area: 616.00 sq ft
- Current EPC Rating: E
- Potential EPC Rating: C



2 BEDROOMS



1 BATHROOMS



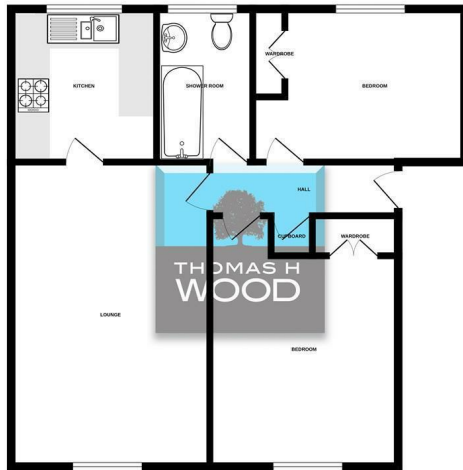
1 RECEPTION ROOMS



ENERGY RATING: E



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, buildings, rooms and any other details are approximate and no responsibility is taken for any errors of omission or mis-statement. This plan is for an intended purpose only and should not be used to rely on any professional or otherwise. The layout, appearance and appliances shown here are not intended and no guarantee is given as to their operation or efficiency can be given. Map and Image ©2022



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			73
(55-68) <b>D</b>			
(39-54) <b>E</b>		40	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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