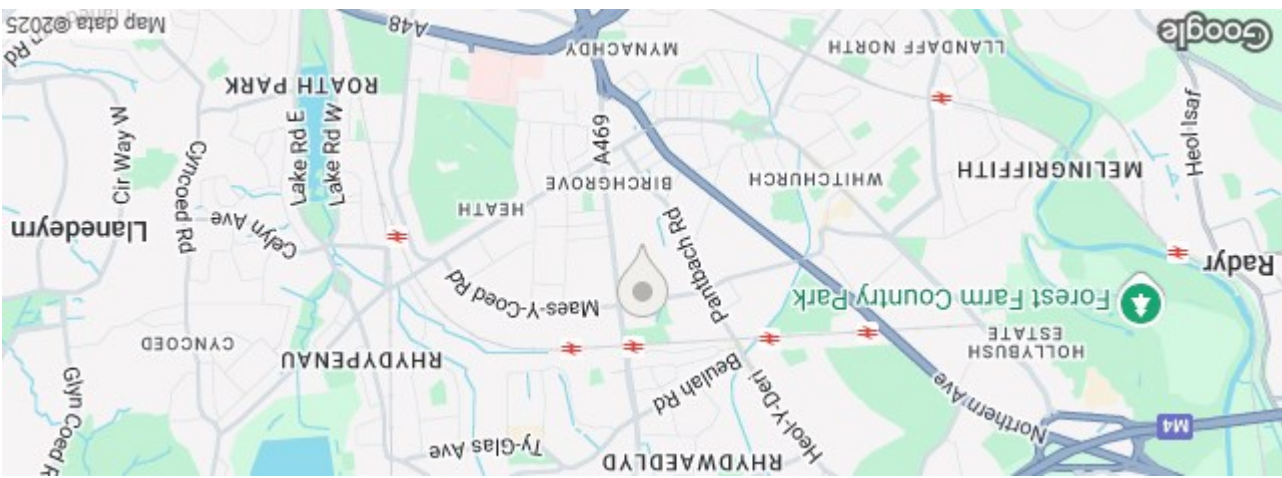
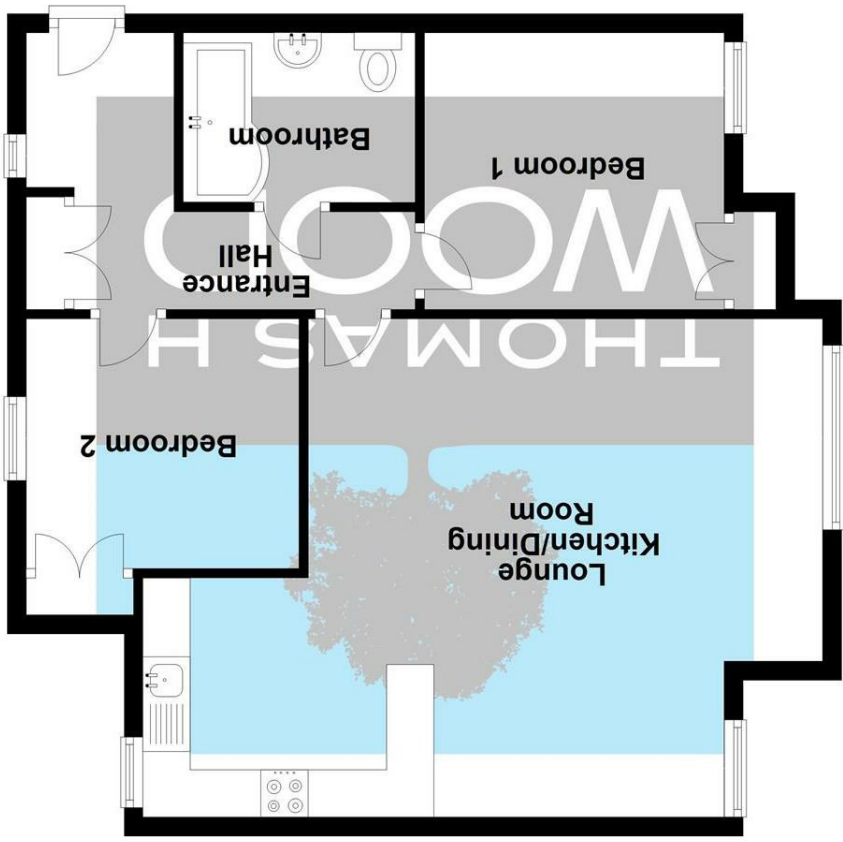




Total area: approx. 674.7 sq. feet



Ground Floor
Approx. 674.7 sq. feet

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G		
(1-20)		
F		
(21-30)		
E		
(31-40)		
D		
(41-50)		
C		
(51-60)		
B		
(61-80)		
A		
(81-100)		
Very energy efficient - lower running costs		
Potential	Current	
	80	80



CONTACT

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www.thomashwood.com



66 Threipland Drive,
Heath, Cardiff
CF14 4PW



Asking Price £195,000
Flat - Third Floor
2 Bedrooms

Tenure - Leasehold

Floor Area - 674.70 sq ft

Current EPC Rating - C80

Potential EPC Rating - C80

An exciting opportunity to purchase this well-presented two bedroom top floor apartment, ideally located on Threipland Drive in the Heath. This spacious home features an open plan sitting room and kitchen with integrated appliances, two double bedrooms, and a contemporary bathroom. Benefitting from gas central heating via a condensing combi boiler, uPVC double glazing throughout, and a dedicated parking space. Ideally situated close to Caerphilly Road, offering convenient access to the M4, A470 and Cardiff City Centre. Offered for sale with no onward chain.

ACCOMMODATION

ENTRANCE HALL

Accessed via a well-maintained communal hallway and timber front door, with painted walls and ceiling, entry phone, single radiator panel, and double glazed uPVC window to front.

SITTING ROOM/ KITCHEN

7.76m x 5.45m (25'5" x 17'10")

An open plan front and rear aspect room with beech effect units, marble effect work surfaces, and tiled splashbacks. Includes four ring gas hob with extractor canopy, single electric oven, integral washing machine, and space for fridge/freezer. Finished with carpet and laminate tiled flooring, painted walls and ceiling, two double radiator panels with TRVs, room thermostat and TV point.

BEDROOM ONE

4.01m x 2.88m (13'1" x 9'5")

A front aspect double bedroom with painted walls and ceiling, double glazed window, double radiator panel with TRV, and large integral wardrobe.

BEDROOM TWO

4.01m x 2.18m (13'1" x 7'1")

A rear aspect bedroom with painted walls and ceiling, double glazed window, and double radiator panel with TRV.

BATHROOM

1.97m x 1.78m (6'5" x 5'10")

A modern white suite comprising pedestal wash basin with chrome mixer tap, low level WC, and bath with large shower area, chrome mixer tap, and mixer shower. Fully tiled walls and floor, extractor fan, painted ceiling, and shaver light.

TENURE

LEASEHOLD - 104 years remaining (125 years from January 1st 2005)

SERVICE CHARGE - approx £2417.80 p.a

GROUND RENT - approx £150 p.a

COUNCIL TAX

Band D



