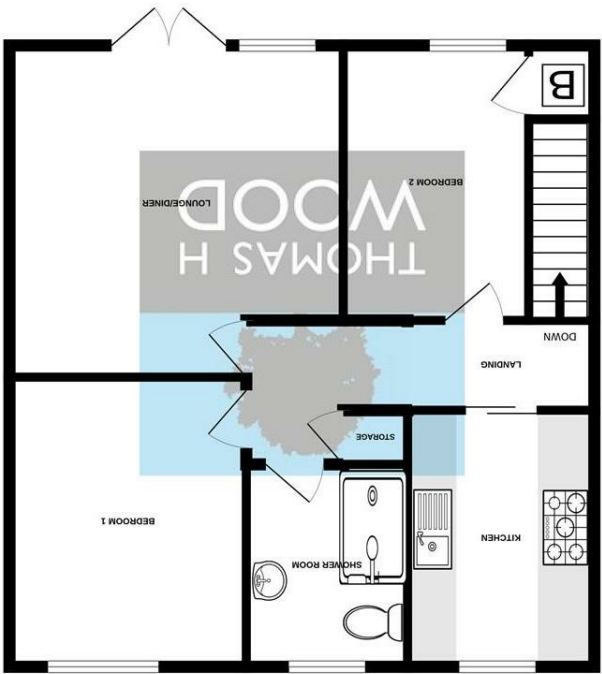


Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
Current		
Potential		
70		
77		

Woodbury Homes has been unable to obtain the required measurements of floor, wall, ceiling and any other areas are approximate and no responsibility is taken for any error or omission in the information provided. This plan is for guidance 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 quality or efficiency can be given.

TOTAL FLOOR AREA: 59.4 sq.m. (640 sq.ft.) approx.

2 BED, FIRST FLOOR



FIRST FLOOR  
59.4 sq.m. (640 sq.ft.) approx.



CONTACT

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8 St Mary's Court,  
Tyn-Y-Pwll Road,  
Whitchurch  
CF14 1AG

£215,000  
Maisonette  
2 Bedrooms



**Tenure - Leasehold**

**Floor Area - 640.00 sq ft**

**Current EPC Rating - C70**

**Potential EPC Rating - C77**



A beautifully presented and modernised two-bedroom first floor maisonette, set within a popular residential development just a short stroll from the heart of Whitchurch Village. This immaculate home offers bright and spacious living, including a generous lounge, stylish fitted kitchen, two well-proportioned bedrooms and a contemporary bathroom. There is also an allocated parking space. A standout feature is the generous reception room with private balcony enjoying a westerly orientation—perfect for relaxing in the afternoon sun. This property is ideal for first-time buyers, investors, or those looking to downsize in a highly convenient location. Viewings are highly recommended.

#### **ENTRANCE HALL**

A welcoming entrance hall with stairs rising to the first floor. Carpeted landing and doors to all rooms

#### **LOUNGE**

4.29m x 4.43m (14'0" x 14'6")

A bright and spacious front aspect reception room with carpeted flooring, neutral décor, and ample space for living and dining furniture. Sliding doors to balcony.

#### **KITCHEN**

2.25m x 3.05m (7'4" x 10'0")

A stunning kitchen fitted with a range of wall and base units, integrated oven and hob, integrated fridge/freezer, boiler tap, dishwasher and washing machine. Tiled splashbacks.

#### **BEDROOM ONE**

3.16m x 3.78m (10'4" x 12'4")

A generous rear aspect double bedroom with built-in wardrobes, carpeted flooring, and neutral décor.

#### **BEDROOM TWO**

1.77m x 3.24m (5'9" x 10'7")

Well-sized second bedroom with front aspect window and carpeted flooring.

#### **BATHROOM**

1.25m x 2.69m (4'1" x 8'9")

Modern three-piece suite with walk in shower, vanity wash hand basin, and low-level WC.

#### **BALCONY**

Private outdoor balcony with westerly orientation, ideal for enjoying late afternoon and evening sun.

#### **TENURE**

LEASEHOLD

Terms of Lease 151 Years Remaining  
Service Charge Approx. £1000 p.a.

#### **COUNCIL TAX**

Band D

