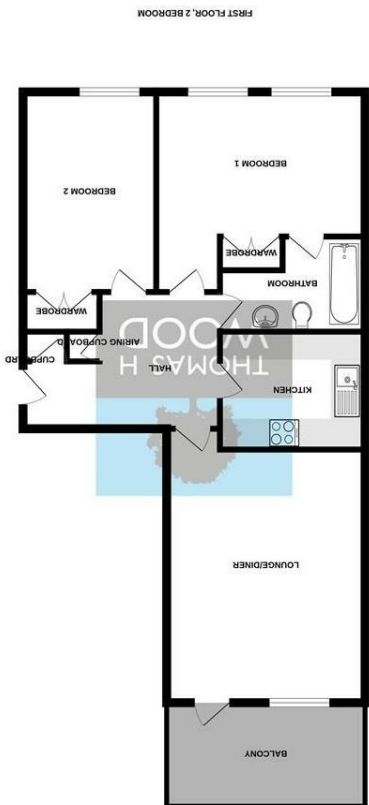


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GROUND FLOOR

FIRST FLOOR, 2 BEDROOM

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	84
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Energy Efficiency Rating	
Current	Potential
84	88

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62 Samuels Crescent,  
Whitchurch, Cardiff  
CF14 2TH

£239,950  
Flat - Second Floor  
2 Bedrooms

Tenure - Leasehold

Floor Area - 742.00 sq ft

Current EPC Rating - B84

Potential EPC Rating - B88

A beautifully presented two double bedroom executive apartment in this most sought after of locations in Samuels Crescent, Whitchurch. The current owners have maintained the property to a high standard and is offered for sale in immaculate condition. The property benefits from a superb, enclosed deck area that enjoys the Westerly afternoon sun and magnificent views. There is a dedicated parking space adjacent to the block as well as visitor parking and secure communal bicycle store. Within walking distance of Whitchurch Village, close to the Taff Trail and within a few minutes of the M4 and A470 motorways. Viewing is highly recommended to appreciate this beautiful home.

#### COMMUNAL HALLWAY

Entranced via double glazed door, stairs leading to all apartments.

#### HALLWAY

Entrance via double lock door into a spacious 'L' shape hall with laminate flooring. With painted and papered walls, smooth ceiling and two storage cupboards, one with the hot water cylinder.

#### LOUNGE

5.56m x 4.01m (18'2" x 13'1")

A superb principal reception room with large 'picture' window and door to the balcony. This bright and spacious room has picturesque views, laminate flooring, painted walls, smooth ceiling and space for dining table and chairs.

#### BALCONY

Ample space for table and chairs.

#### KITCHEN

2.84m x 2.36m (9'3" x 7'8")

Fitted with a matching range of wall, floor and draw units two wall units are glass fronted, integrated fridge freezer, dishwasher and cooker with inset hob and fitted extractor hood over, inset bowl with drainer, space and plumbing for washing machine, co-ordinating tiled floor and splash back, painted walls, smooth ceiling with spotlights

#### BEDROOM ONE

2.11m x 2.87m (6'11" x 9'4")

A generous double bedroom with two double glazed windows to front, double doors to fitted wardrobe, continuation of laminate flooring, painted walls and smooth ceiling. Door to;

#### BATHROOM

2.11m x 2.87m (6'11" x 9'4")

Fitted with a white modern suite comprising: concealed WC and wash hand basin with open sill above, panelled bath with shower and fitted shower screen, smooth plain ceiling with spotlights, fitted mirror, fully tiled walls and co-ordinating flooring, accessed via bedroom one and the hallway.

#### BEDROOM TWO

2.69m x 3.99m (8'9" x 13'1")

A further excellent size double bedroom with fitted wardrobe, double glazed window to front, painted walls, smooth ceiling and continuation of the laminate floor.

#### OUTSIDE

##### REAR COMMUNAL GARDEN

Accessed via gates at either side of apartment blocks, lawned area

##### FRONT

Post boxes, allocated parking space

##### BICYCLE SHED

Lockable bicycle shed

#### TENURE

Leasehold 999 years starting on 6th February 2006 981 years remaining

Service charge is £1476 per year (paid in 2 instalments 6 monthly)

Ground Rent Is £250 per year

#### COUNCIL TAX

Band E



