

## Flat 4 b Heol Pentwyn

Whitchurch CF14 7BY

- EPC - TBC
- First Floor Flat
- Two Double Bedrooms
- Spacious Apartment
- Garage
- Good Public Transport Links
- Easy M4 Access

Guide price £145,000

[www.hern-crabtree.co.uk](http://www.hern-crabtree.co.uk)



A well presented and spacious, two double bedroom apartment with easy commuting links and walking distance to train station.

Offered for sale with no onward chain.

Accommodation comprises: communal secure entrance hall, inner hall, modern kitchen, spacious lounge / dining room, two double bedrooms and bathroom.

The property further benefits from generous storage and a garage.

Situated in the north of Cardiff, the suburb of Whitchurch is an extremely popular place to live, with tree lined roads, an array of independent shops and businesses and a real community feel. Just three miles north of the City centre, Whitchurch has excellent transport links into Cardiff, with two railway stations and regular bus services, making it a popular commuter hotspot. With excellent English and Welsh medium primary and secondary schools in the area, Whitchurch has for a long time been extremely popular with families also, and rightly so. There are a huge variety of property types in Whitchurch which give all buyers plenty of choice. From traditional Bungalows for those looking for retirement options, terraced houses and apartments which may suit first time buyers or investors, to the bulk of the village having bay fronted semi-detached or detached family homes, there really is something for everyone.

## Entrance

Stairs from communal entrance to first floor. Entered via wooden door into entrance hall.

## Entrance Hall

L shaped entrance hall. Pantry storage cupboard. Intercom telephone. Additional storage cupboard. Radiator. Doors leading off to:

## Kitchen 11'1" x 6'8" (3.38m x 2.03m)

Double glazed obscure pvc door leading to a small terrace balcony with matching obscure double glazed windows to the side. Fitted with wall and base units and work tops over. Four ring gas hob, integrated oven and cooker hood over. Tiled splash backs. Stainless steel sink and drainer. Space and plumbing for washing machine and tumble dryer. Worcester combination boiler. Tiled flooring.

## Lounge/Diner 13'3" x 14' (4.04m x 4.27m)

Double glazed pvc window. Radiator. T.v point. Coved ceiling.

## Bedroom One 14'11" x 10'3" (4.55m x 3.12m)

Double glazed pvc window. Coved ceiling. Radiator.

## Bedroom Two 14'1" max x 12'3" (4.29m max x 3.73m)

Double glazed pvc window. Radiator. Coved ceiling.

## Bathroom 4'6" x 8'1" (1.37m x 2.46m)

Obscure double glazed pvc window. Bath with shower off the mixer tap, low level w/c and wash hand basin. Radiator. Fully tiled walls and tiled flooring.



## OUTSIDE

Communal outside terrace area. Wrought iron railings.

## GARAGE

Single garage. (3rd one in from the left) block of 8.

## TENURE

Leasehold

Approximately 135 years remaining (has been extended by 50 years)

PA- £98 per month GR, service charge all in

We have not seen proof of the above and only informed verbally by our client, please check with your legal representatives prior to exchange. We are not held accountable if this information differs from the above.



