

SOLD STC | Guide Price £190,000 | Minavon, Tyn-Y-Parc Road, Cardiff CF14 6BE

A COMPLETELY REFURBISHED FLAT LOCATED ON THE 1ST FLOOR OF THIS PURPOSE BUILT BLOCK IN THE HEART OF WHITCHURCH. OFFERED TO THE MARKET WITH NO ONWARD CHAIN.



CHAMBERS

EST. 1992





Description

Chambers Estate Agents are delighted to receive formal instructions to market this beautifully renovated flat situated on the 1st floor of this purpose built block just a short walk from Whitchurch village and its wide range of amenities.

The accommodation, which has been comprehensively refurbished by the current owner, briefly comprises communal entrance hall, entrance hall, living room, newly installed contemporary kitchen/breakfast room, two double bedrooms and a modern bathroom suite. The property further benefits from gas central heating via 'Worcester' combination boiler, Upvc double glazing, being completely re-plastered, re-wired, re-decorated and re-carpeted throughout, residents parking, communal gardens and a single garage.

Minavon is located off Tyn y Parc Road and is just a short stroll from Whitchurch village and its wide range of independent and corporate businesses to include Coffi Lab, Co-op mini market, Lloyds Pharmacy, Fino Lounge, Villaggio Pizzeria, Boots, Co-op mini-market, Tesco mini-market and the Plough public house to name but a few.

The property is conveniently located for the Taff Trail and the links for the A470 & M4 access roads is just a short drive making this property an ideal proposition for those who commute. There is frequent public transport into the city centre with a main bus route located on Merthyr Road, Whitchurch and the closest train station being Rhiwbina train station.

Furthermore, this property has a share of the Freehold, as well as a long lease and modest monthly running costs.

Offered to the market with no chain and vacant possession.

Additional Information:

Tenure: Leasehold. Long lease remaining and any purchaser would own a share of the Freehold and have a place on the management committee.
Monthly Fees: Approx. £150 per month (includes the building's insurance and a share of the Council Tax).
Land: A small garden area.



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Approximate total area⁽¹⁾
650.02 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

A Director of Chambers Estate Agents is acting as agent.

A family member in the sale of this property.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.