

FOR SALE

Guide Price: £159,950 to £169,950 £159,950 Leasehold



Tredegar Court Heol Don, Whitchurch, Cardiff. CF14 2AY

- * IMMACULATE 1-BED 1st FLOOR FLAT *
- HIGHLY DESIRABLE LOCATION IN WHITCHURCH
- BRAND NEW FITTED KITCHEN IN 2025
- BRAND NEW FRONT FIRE SAFETY DOOR IN 2025
- SPACIOUS LIVING/DINING ROOM
- DOUBLE BEDROOM with FITTED WARDROBE
- MODERN BATHROOM SUITE
- BRAND NEW WORCESTER GREENSTAR 1000 COMBI-BOILER (FITTED 2025)
- RESIDENTS PRIVATE PARKING & VISITOR SPACES
- LONG LEASE 147 YEARS APPROX. REMAINING
- CLOSE TO SHOPS, AMENITIES & EXCELLENT TRANSPORT LINKS
- EARLY VIEWING ADVISED
- FREE MORTGAGE ADVICE AVAILABLE
- CALL WWW.MR-HOMES.CO.UK ON 02920 204 555



Mr Homes Estate Agents

Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD

02920 204555

info@mr-homes.co.uk



PROPERTY DESCRIPTION

*** Guide Price: £159,950 to £169,950 *** MR HOMES re very pleased to Offer FOR SALE this Immaculate 1-Bed First-Floor Flat in the Highly Desirable Whitchurch Area, Offering a Spacious Living/Dining Room Perfect for Comfortable Living. Recently Upgraded with a Brand New Fitted Kitchen and Worcester Greenstar 1000 Combi-Boiler in 2025, along with a New Front Fire Safety Door, this Home combines modern convenience with peace of mind. The double bedroom features a fitted wardrobe, while the contemporary bathroom suite completes the stylish interior. Residents benefit from private parking and visitor spaces, and the property boasts a long lease of approximately 147 years. Ideally located close to shops, amenities, and excellent transport links, this flat is perfect for easy, connected living. Early viewing is highly recommended. Contact www.mr-homes.co.uk or call 02920 204 555 for more details and free mortgage advice. EPC Rating = C. Council Tax Band = C.



ROOM DESCRIPTIONS

Communal Entrance

Steps up to the 1st Floor Landing & Balcony

Entrance Hallway

2' 7" x 7' 3" (0.79m x 2.21m) Enter via New Front Fire Safety Door (Fitted 2025). Quality Engineered Wood Flooring, Radiator, Doors to Kitchen, Living/Dining Room, Bathroom Suite & Door to Airing/Storage Cupboard, Housing a Worcester Greenstar 1000 Combi-Boiler (Fitted 2025). Honeywell Home Wireless Thermostat

Modern Kitchen (Fitted in 2025)

5' 11" x 8' 3" (1.80m x 2.51m) Matching Wall & Base Units with Work Surfaces Over and Tiled Splash Backs, Stainless Steel Sink & Drainer with Mixer Tap, uPVC D/g Window to Front, Overlooks Front Facing Balcony, 4x Ring Gas Hob with Extractor Hood Over, Fan Assisted Electric Oven, Plumbed for Washing Machine, Spaces for Under Counter Fridge & Freezer.

Living Room/ Dining Room

9' 0" x 15' 11" (2.74m x 4.85m) Quality Engineered Wood Flooring, Radiator, uPVC D/g Window to Rear, Overlooks Communal Gardens.

Double Bedroom

7' 4" x 9' 8" (2.24m x 2.95m) Quality Engineered Wood Flooring, Radiator, Radiator, uPVC D/g Window to Rear, Overlooks Communal Gardens. Fitted Storage Cupboard with Slat Shelving, Fitted Wardrobe with Hanging Rail.

Modern Bathroom - 3-Piece White Matching Suite

7' 5" x 5' 6" (2.26m x 1.68m) Panel Bath with Mixer Tap Over, Thermostatic Mixer Shower Over Bath, Glass Shower Screen, Pedestal Wash Hand Basin with Mixer Tap Over, Close-Coupled W.c, White Ladder/Towel Radiator, uPVC Obscured D/g Window to Front.

Residents Parking Spaces & Visitor Spaces

Communal Gardens to Rear & Side.



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Residents.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (75)

Annual Service Charge: £1,305.00

Has the property been flooded in last 5 years?

No

Flooding Sources: None.

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

Tenure - Leasehold

Lease Term - 189 years from 25 December 1984

Lease Term Remaining - 147 years

Service Charges = *£1,305 Per Year * As Advised by Vendor

Local Authority - Cardiff

Council Tax - Band: C

Annual Price: - £1,789

Conservation Area - No

Flood Risk - River : Very low - Seas : Very low

Mobile coverage - EE - Vodafone - Three - O2

Broadband - Basic - 8 Mbps - Superfast - 201 Mbps - Ultrafast - 1000 Mbps

Satellite / Fibre TV Availability - BT - Sky - Virgin



