

# **FOR SALE**

# Trewartha Court, Whitchurch, , CF14 1BS £150,000



• EPC Rating D

## **Description...**

\*\* Cash Buyers Only!\*\*

A fantastic opportunity to purchase this two-bedroom flat located within the popular Trewartha Court development in Whitchurch, Cardiff. This property offers great convenience, excellent transport links, and strong rental potential.

The flat is presented in fair condition throughout and offers a great opportunity for buyers to add value with modernisation. The accommodation comprises a spacious living area, fitted kitchen, two bedrooms, and a family bathroom. The property also benefits from an allocated parking space, providing added convenience in this central location.

Trewartha Court is well-situated for access to Whitchurch High School, Whitchurch Train Station, and the local high street with shops, cafes and restaurants, making it highly attractive to both tenants and owner-occupiers alike.

#### **Additional Information**

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Tenure: Leasehold Service charge- £904 p/a Ground Rent £35.00 p/a 44 Years Remaining on Lease

Council Tax Band: D

EPC Rating: C

Potential rent of £950 per month Potential Rental Yield- 7.6%

### Accommodation...







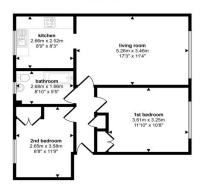








#### Approx Gross Internal Area 58 sq m / 621 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement, loons of items such as bathroom suites are representations only and may not look like the real flems. Made with Made Snappy 300.

## Floorplan

# **Energy Rating**

