



Sheppard  
& Bear

Flat 8

Park Lane | Whitchurch | Cardiff | CF14 7AU

£190,000



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Nestled in the charming area of Park Lane, Whitchurch, Cardiff, this delightful ground floor flat offers a perfect blend of comfort and convenience. Spanning an impressive 720 square feet, the property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable living space.

The flat boasts a well-appointed reception room, providing a welcoming area for relaxation and entertainment. One of the standout features of this property is the garage located within the block, offering secure parking and additional storage options.

Situated just a stone's throw away from Whitchurch Village, residents will enjoy easy access to a vibrant

- Two spacious double bedrooms
- Ground floor flat
- Garage on block included
- No onward chain
- Near Whitchurch Village
- Close to coffee shops and pubs
- Easy access to M4 motorway
- Located in Park Lane, Cardiff
- Superb first time or last time buy
- Viewing recommended

## Entrance communal hall

## Bedroom two

11'9" x 10'3" plus door recess  
(3.35m x 3.05m plus door recess)

## Flat hallway

## Living /dining room

15'10" x 12'10" (4.57m x 3.66m)

## Bathroom

6'3" x 5'3" (1.83m x 1.52m)

## Kitchen

8'7" x 8'9" (2.44m x 2.44m)

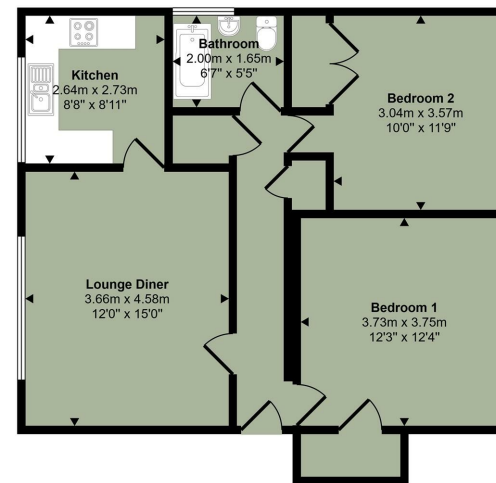
## Outside

## Bedroom one

12'2" x 12'4" (3.66m x 3.66m)



Approx Gross Internal Area  
67 sq m / 720 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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band C

EPC Rating C

Cyncoed

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