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CARDIFF

VALE

CAERPHILLY

BRISTOL

Cefn Cered Gardens

CYNCOED



A spacious & beautifully kept maisonette, just off Roath Park Lake

Comments by Mr Ramzy Bancroft



Property Specialist
Mr Ramzy Bancroft
 Branch manager

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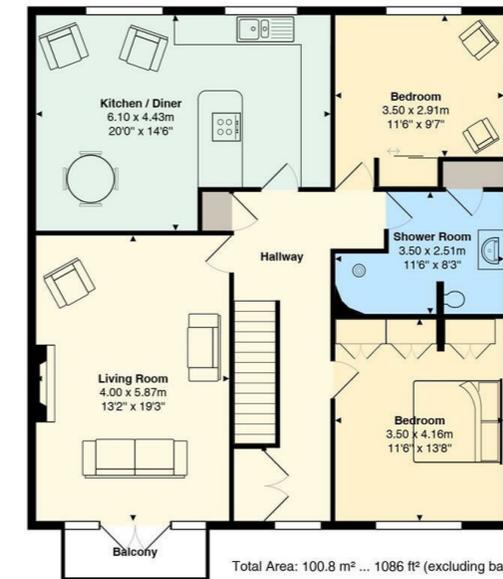


A lovely and quite place to live

Comments by the Homeowner



Cefn Coed Gardens

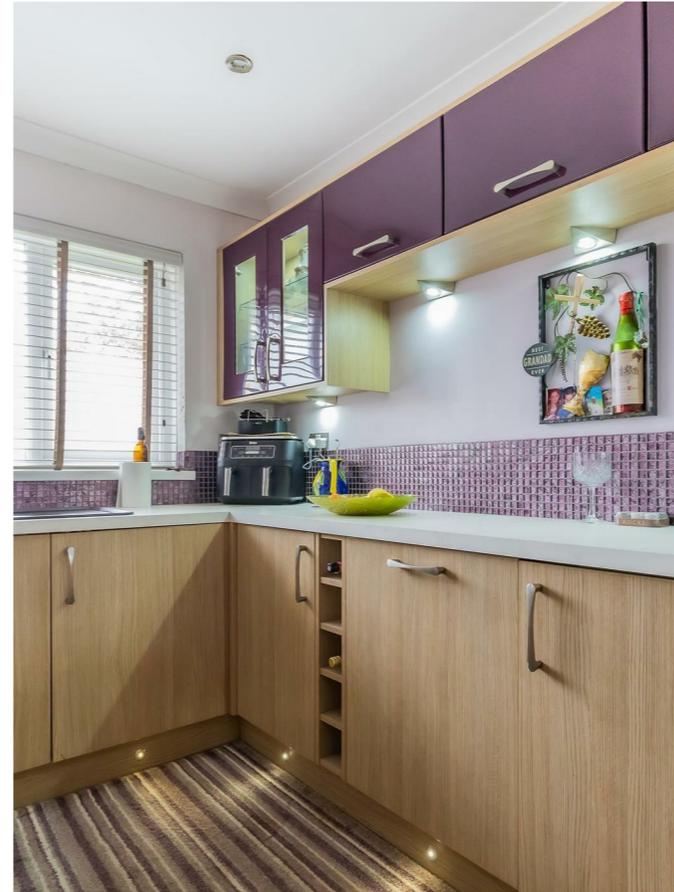


Total Area: 100.8 m² ... 1086 ft² (excluding balcony)

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Cefn Coed Gardens

Cyncoed, Cardiff, CF23 6AX

Asking Price

£350,000



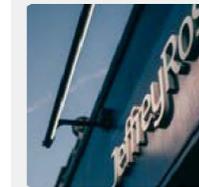
2 Bedroom(s)



2 Bathroom(s)



1070.00 sq ft



Contact our
Penylan Branch

02920 499680

A spacious and well presented first floor maisonette, located in Cyncoed, just minutes walk from Roath Park Lake. This lovely property has its own private entrance, hall, great size lounge with balcony, fantastic open plan kitchen diner with integrated appliances, shower wet room, two double bedrooms, both with built in wardrobes. The property also benefits from a good size attic for storage, which is insulated & boarded, accessed with a drop down ladder. Outside there are Communal gardens, parking and a garage.



Private Entrance

Inner Hall

Stairs from the entrance, landing with built in storage cupboard, and access to the attic which is insulated and boarded offering storage

Lounge

Balcony

Kitchen diner

Wet room/ shower room

Electric Underfloor heating

Bedroom 1

Bedroom 2

Garage & Parking

Communal gardens

Tenure

Leasehold, with a share of freehold, but this is to be confirmed by your solicitor

Council tax

Band - F

Service charge

We have been informed there is approx. £175 per month service charge, which includes ground rent. This is to be confirmed by solicitors

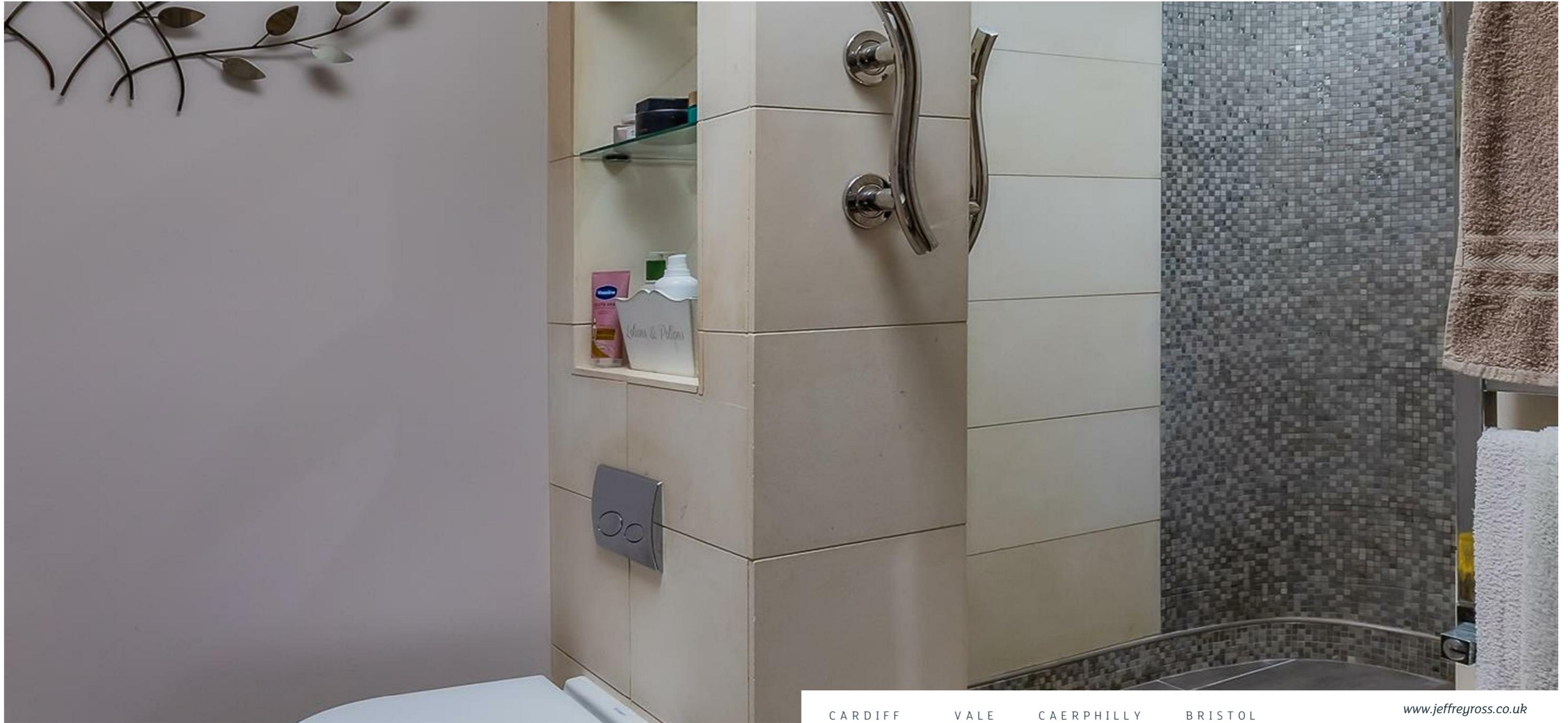
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