



www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



Linnet Glose

CYNCOED



Comments by Mr Ramzy Bancroft



Property Specialist
Mr Ramzy Bancroft
 Branch manager

Ramzy@jeffreycross.co.uk

St Patrick's court



All measurements are approximate and for display purposes only

A beautifully presented & unique property with so much to offer, both inside & out

Comments by the Homeowner





Linnet Close

Cyncoed, Cardiff, CF23 7HG

Asking Price

£295,000



4 Bedroom(s)



2 Bathroom(s)



1301.00 sq ft



Contact our
Penylan Branch

02920 499680

We are pleased to offer for sale this Unique and spacious property. This FOUR bedroom duplex maisonette has been fully renovated over the last two years - including a new kitchen, two new bathrooms, radiators, replaced internal doors and new patio doors. Offering a beautiful interior with a blend of modern & mid century style. Offering so much versatile space and storage over the two floors with an entrance hall, utility room, bedroom with stunning en-suite, large open plan kitchen diner, with raised living room with vaulted ceilings, and lovely green views over Cardiff towards Caerphilly mountain. Further benefiting from a secluded outdoor terrace, another bathroom, three bedrooms, one of which is being used as a second living room/ music room ,and has patio doors to the private terrace. Outside there is a lot of communal green spaces, as well as an allocated garage and parking. We strongly advise to view this property to appreciate both the size and how unique it is.



CARDIFF

VALE

CAERPHILLY

BRISTOL

www.jeffreygross.co.uk



<p>Entrance Hall Large storage cupboard, stairs to the upper floor</p> <p>Utility Room</p> <p>Bedroom 1</p> <p>Ensuite Bathroom</p> <p>Upper hall Offering access to further bedrooms, bathroom, and living space, as well as the terrace, Large built in cupboard</p> <p>Terrace South facing roof terrace</p> <p>Kitchen diner Fitted kitchen with integrated dishwasher , Bosch , Oven and induction hob LVT flooring</p> <p>Lounge</p> <p>Bedroom 2</p> <p>Bathroom</p>	<p>Bedroom 3</p> <p>Terrace West facing Decked balcony</p> <p>Garage & drive</p> <p>School Catchment Glyncoed Primary School (year 2024-25) Llanishen High School (year 2024-25) Ysgol Gynradd Gymraeg Pen Y Groes (year 2024-25) Ysgol Gyfun Gymraeg Bro Ederm (year 2024-25) *subject to change & availability</p> <p>Tenure We have been informed by the seller the property is leasehold, with a 999 year lease, and a share of the freehold, but this is to be confirmed by your solicitor</p> <p>Council Tax Band D</p> <p>Service charge We have been informed by the seller there is an annual charge of £2,500, which includes communal Maintenance , gardening , outdoor lighting , buildings insurance , management company fees, this is to be confirmed by your solicitor</p>
---	--





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

