

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



LINNET CLOSE
CYNCOED



ENTRANCE HALL

Large storage cupboard, stairs to the upper floor

UTILITY ROOM

BEDROOM 1

ENSUITE BATHROOM

UPPER HALL

Offering access to further bedrooms, bathroom, and living space, as well as the terrace, Large built in cupboard

TERRACE

South facing roof terrace

KITCHEN DINER

Fitted kitchen with integrated dishwasher , Bosch , Oven and induction hob
LVT flooring

LOUNGE

BEDROOM 2

BATHROOM

BEDROOM 3

TERRACE

West facing Decked balcony

GARAGE & DRIVE

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 Edern (year 2024-25)

*subject to change & availability

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

COUNCIL TAX

Band D

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





LINNET CLOSE

CYNCOED, CF23 7HG - £300,000



4 Bedroom(s)



2 Bathroom(s)



1301.00 sq ft

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.



PROPERTY SPECIALIST

Mr Ramzy Bancroft
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Branch manager





St Patrick's court



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		
(69-80) C		80
(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