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CARDIFF VALE CAERPHILLY BRISTOL



Wyndham Crescent

CANTON



Comments by Mrs Ruby Ledley



Property Specialist

Mrs Ruby Ledley

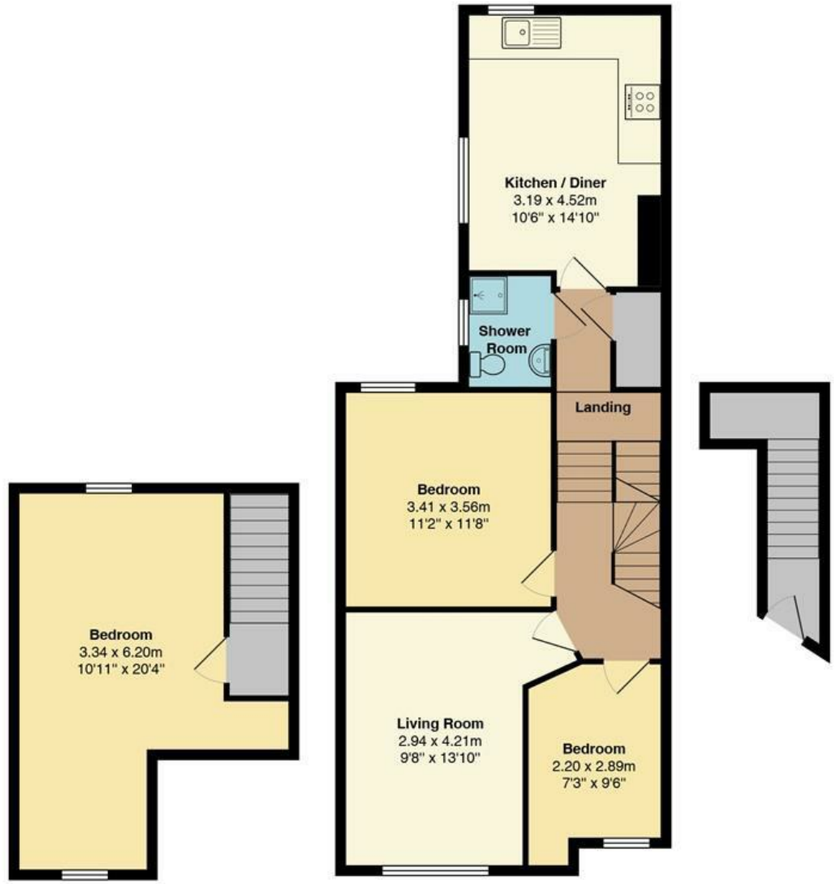
Valuer

ruby@jeffreyross.co.uk

Comments by the Homeowner



Wyndham Crescent



Total Area: 88.0 m² ... 947 ft²

All measurements are approximate and for display purposes only





Wyndham Crescent

Canton, Cardiff, CF11 9EF

Asking Price

£275,000

3 Bedroom(s) | 1 Bathroom(s) | 947.00 sq ft



Contact our

Pontcanna Branch

02920 499680

We are delighted to present this spacious and beautifully maintained duplex apartment, ideally positioned on Wyndham Crescent. The property enjoys a fantastic location, within easy walking distance of the vibrant amenities of Canton and Pontcanna, while Cardiff City Centre is just a five-minute drive away.

Arranged over two floors, the apartment offers well-proportioned and versatile accommodation throughout. The lower floor comprises a well-appointed kitchen with ample room for a dining area, creating the perfect space for both everyday living and entertaining. There is also a comfortable lounge, a generous double bedroom and a further single bedroom.

The upper floor benefits from an additional spacious room, currently offering excellent potential for use as a home office, hobby room or additional storage space. This versatile area provides added flexibility to suit a variety of needs, particularly for those working from home or requiring additional practical space.



Kitchen/Diner 10'5" x 14'9" (3.19 x 4.52)

Shower Room

Bedroom 11'2" x 11'8" (3.41 x 3.56)

Living Room 9'7" x 13'9" (2.94 x 4.21)

Bedroom 7'2" x 9'5" (2.20 x 2.89)

Top Floor Bedroom 10'11" x 20'4" (3.34 x 6.20)

EPC

EPC - D

Council Tax Band

D

Tenure

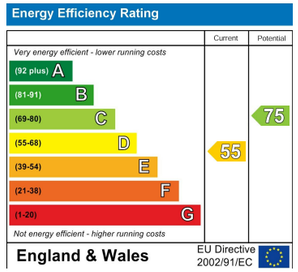
Share of Freehold - Lease will be extended upon completion.










Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
75
55
England & Wales
EU Directive 2002/91/EC



