

Lakelands Court, Rhydypenau Road, Cyncoed, Cardiff, CF23 6QE



Estate Agents and
Chartered Surveyors

Asking Price Of

£250,000



Apartment

2

2

2

1

Property Description

INVESTMENT ONLY- SOLD WITH A SITTING TENANT This two bedroom apartment is to be sold with sitting tenant and is suitable for investors only. Situated in the sought after area of Cyncoed close to Roath Park Lake and Cardiff High School. The property briefly comprises entrance hallway, kitchen/living/dining area, two bedrooms, bathroom and ensuite. Outside there is allocated parking for two cars.

Tenure Freehold

Council Tax Band E

Floor Area Approx 796 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALLWAY

Entered via wooden door. Coved ceiling. Laminate wood effect flooring. Electric wall heater. Wall mounted entry phone. Thermostat for central heating. Door to storage cupboard housing water tank. Cloak hanging and shelving.

KITCHEN/DINING/LIVING AREA

21' 9" x 11' 1" (6.63m x 3.38m)

KITCHEN

7' 4" x 7' 8" (2.24m x 2.34m)
Down lighters and electric fan to ceiling. Tiled floor. Range of fitted base and wall units with work surface incorporating one and a half stainless sink unit with mixer tap. Tiled splash back. Integrated fridge/freezer and washing machine. Built in Hotpoint electric oven with inset electric hob with stainless steel extractor fan over.

LOUNGE/DINING AREA

14' 7" x 11' 1" (4.45m x 3.38m)
Double glazed sliding patio doors to front leading to inset balcony with glazed balustrade and lighting.

BEDROOM ONE

17' 0" x 9' 8" (5.19m x 2.96m)
Upvc double glazed sliding doors to

front leading to inset balcony with glass balustrade and lighting. Electric wall heater. Laminate wood effect flooring. Built in double wardrobe with hanging and shelving. Door to :-

ENSUITE

Downlighters to ceiling. Three piece suite comprising walk in tiled shower cubicle, wc and pedestal wash hand basin. Heated towel rail. Extractor fan to ceiling.

BEDROOM TWO

17' 3" into door recess x 8' 0" (5.28m x 2.46m)
Upvc double glazed window to front. Built in double wardrobe with hanging and shelving. Wall mounted electric heater.

BATHROOM

Down lighters and extractor fan to ceiling. Part tiled walls and tiled flooring. Three piece suite comprising panelled bath with shower over and shower screen, wash hand basin and wc. Wall mounted mirror. Strip light to ceiling.

OUTSIDE

Allocated parking for two cars.

TENURE

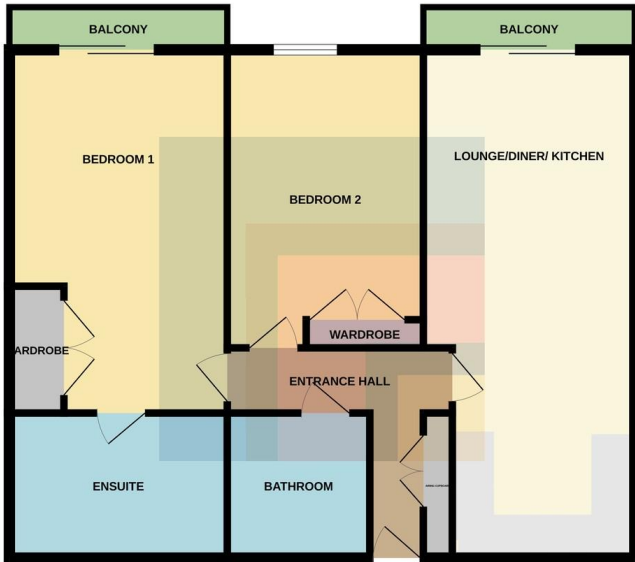
Leasehold property - 107 years remaining.
Ground rent £250 pa
Service charge £148.41 monthly.

Rhydypenau Road,
Cyncoed, Cardiff, CF23 6QE

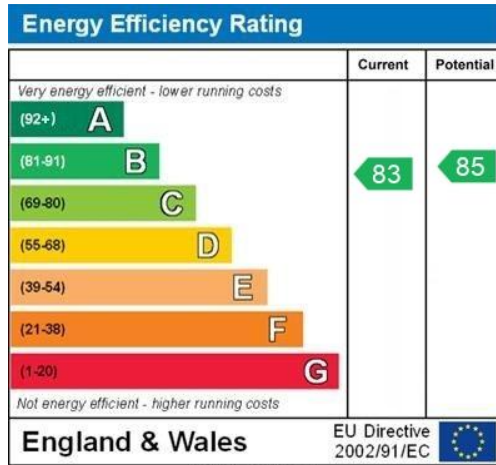


Rhydypenau Road, Cyncoed, Cardiff, CF23 6QE

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for only prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
Made with MyPlan 10/02/20



Birchgrove 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



mgyc.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.