



Wyndham Crescent, Cardiff CF11 9EG

welcome to

Wyndham Crescent, Cardiff

Brand new luxury 2-bed duplex apartment on Wyndham Crescent. Features include LVT flooring, AEG kitchen appliances, Ring doorbell, designer Milano radiators, beautiful high-end finishes throughout.



Kitchen Diner

16' 7" Max x 16' 7" Max (5.05m Max x 5.05m Max)

Finished with LVT flooring, the open-plan kitchen includes AEG appliances with a two-year warranty, a top rated washer dryer, marble-effect laminate worktops, composite sink, under-cabinet lighting, and contemporary wall and base units. Two vertical designer Milano radiators & dimmer lighting complete the living space with USB electric points, full fibre broadband, landline & media connection.

Bedroom One

25' 7" Max x 8' 5" Max (7.80m Max x 2.57m Max)

This space benefits from carpeted flooring with luxury 10mm underlay, double glazed window to rear, practical electric points with USB, dimmer lighting for added ambience, walk in wardrobe or potential home office space, access to boiler in cupboard and access to secondary cupboard offering additional versatility and storage potential.

Bedroom Two

10' Max x 8' 6" Max (3.05m Max x 2.59m Max)

This stylish space benefits from LVT flooring, dimmer lighting for added ambience, and a designer Milano radiator & practical electric points with USB, double glazed window to rear.

Bathroom

7' 1" Max x 6' 6" Max (2.16m Max x 1.98m Max)

The bathroom is finished to an exceptional standard with designer touches throughout, featuring a porcelain tiled floor, tiled splashbacks, and a heated towel rail. A wall-mounted illuminated mirror adds a touch of luxury, while ambient back-lit shelf lighting enhances the spa-like atmosphere. The space includes a WC and bathtub with overhead shower, complemented by lit storage, spotlights, and a privacy double-glazed rear window. A silent fan ensures your tranquil retreat remains undisturbed.



view this property online allenandharris.co.uk/Property/CRP107766



welcome to

Wyndham Crescent, Cardiff

- Brand new build with modern design and luxury finishes
-
- LVT flooring & designer Milano radiators throughout
- Fully fitted kitchen with AEG appliances with 2-year warranty
- Large walk in Wardrobe/ potential home office space

Tenure: Freehold EPC Rating: Exempt

£325,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP107766



Property Ref:
CRP107766 - 0019

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



029 2022 5700



Pontcanna@allenandharris.co.uk



209 Cathedral Road, Pontcanna, CARDIFF,
South Glamorgan, CF11 9PN



allenandharris.co.uk