



**Wyncliffe Gardens, Pentwyn Cardiff CF23 7FD**

**welcome to**

## **Wyncliffe Gardens, Pentwyn Cardiff**

A FIRST FLOOR APARTMENT, set in the popular location of PENTWYN, within walking distance of local amenities and easy access to local schools, bus routes and shops. Cardiff City centre is easily accessible and the A48/M4 access corridor is just a short drive away. Viewing's Recommended!

### **Communal Entrance**

Via door into:

### **Communal Hallway**

Stairs rising to apartment.

### **Entrance**

Via door into:

### **Hall**

Built in storage cupboard housing tank, wall mounted intercom and doors providing access to:

### **Lounge Area**

14' 3" x 12' 7" ( 4.34m x 3.84m )

Double glazed French doors with Juliette balcony to rear aspect, electric heater and opens to:

### **Kitchen Area**

9' 9" x 5' 9" ( 2.97m x 1.75m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated hob and oven, cooker hood, spaces for washing machine and fridge/freezer and vinyl flooring.

### **Double Bedroom**

11' 2" x 10' 3" ( 3.40m x 3.12m )

Double glazed window to rear aspect and wall mounted heater.

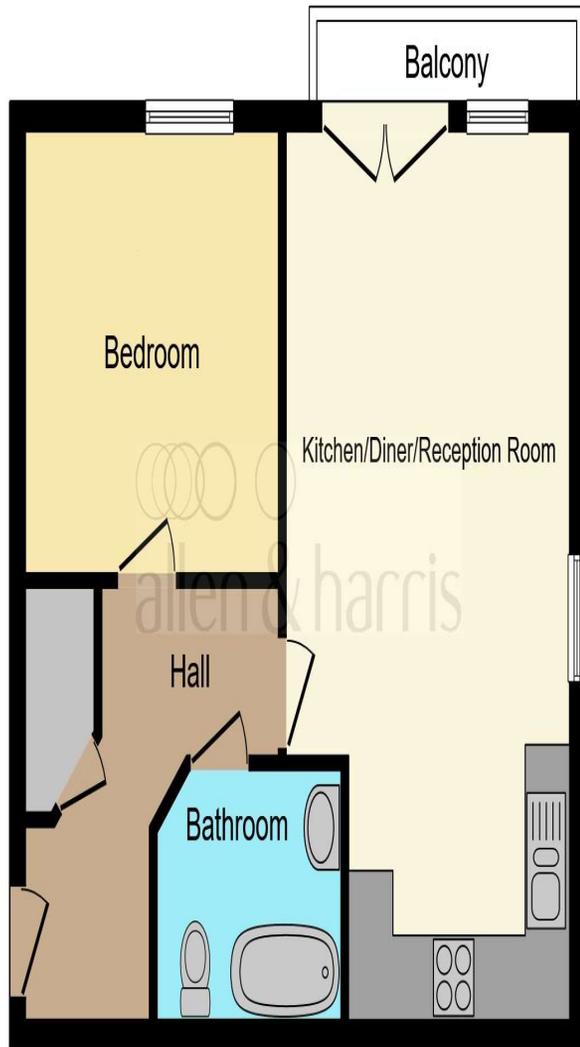
### **Bathroom**

Fitted with a three piece suite comprising bath with shower over, WC , wash hand basin, laminate flooring, extractor fan and partially tiled walls.

### **Outside**

#### **Allocated Parking**

The vendor has advised us that the property has an allocated parking space.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Wyncliffe Gardens,**  
**Pentwyn Cardiff**

- First Floor Apartment
- Double Bedroom
- Lounge/Fitted Kitchen Area
- Bathroom
- Double Glazing

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£135,000**



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Property Ref:  
ROA112983 - 0002

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allen & harris



**029 2046 4744**



[roath@allenandharris.co.uk](mailto:roath@allenandharris.co.uk)



84 Albany Road, CARDIFF, South Glamorgan,  
CF24 3RS



[allenandharris.co.uk](https://allenandharris.co.uk)