

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.

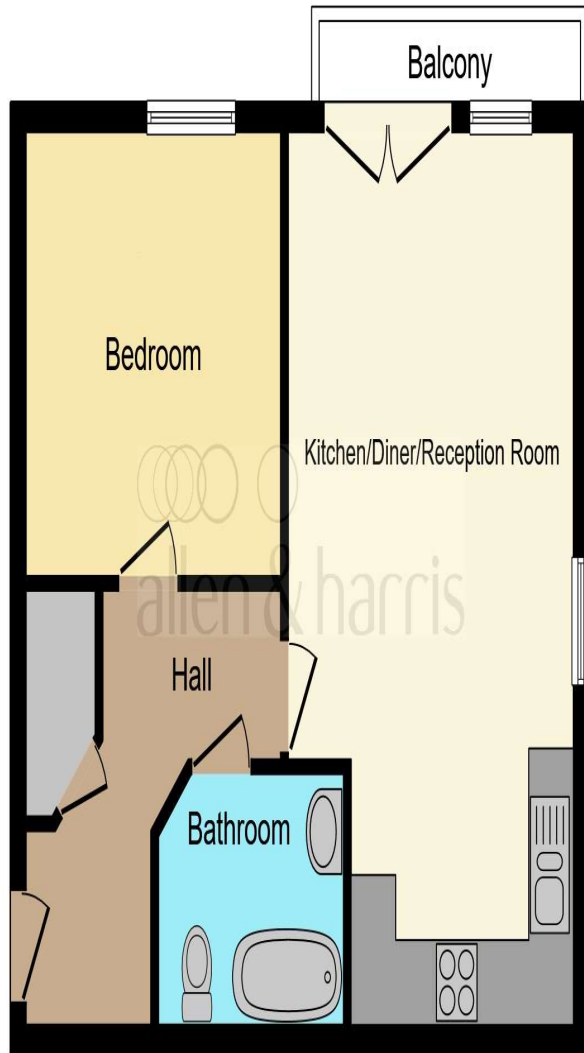
Bathroom

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

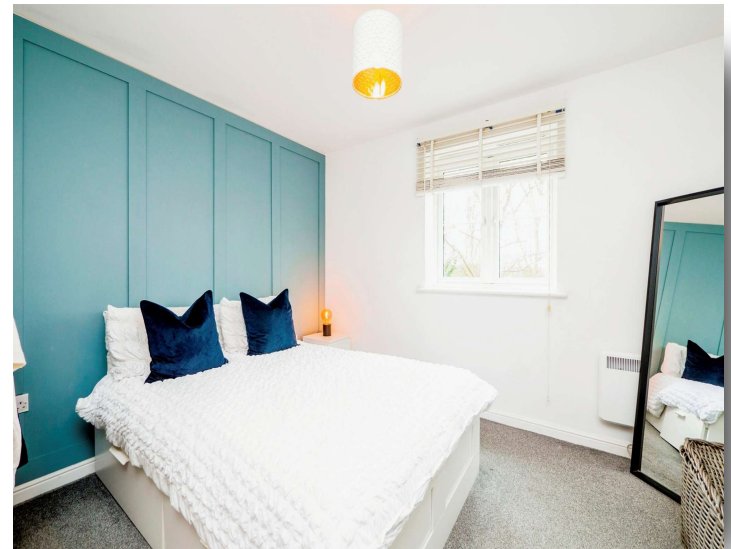
Outside

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



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



view this property online allenandharris.co.uk/Property/ROA112983



Property Ref:
ROA112983 - 0002

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.

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