



Wyncliffe Gardens, Pentwyn Cardiff CF23 7FA

welcome to

Wyncliffe Gardens, Pentwyn Cardiff

NO CHAIN! A TWO BEDROOM GROUND 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.

Communal Entrance

Via door into:

Communal Hallway

Access to the apartment.

Entrance

Via door into:

Hall

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

Lounge Area/ Kitchen Area

18' 2" x 12' 9" (5.54m x 3.89m)

Lounge Area: Double glazed window to side aspect, double glazed French doors with Juliette to front aspect, two electric radiators, laminate flooring and opens to:

Kitchen Area: Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and oven, spaces for washing machine and fridge/freezer and tiled flooring.

Bedroom One

10' 10" x 10' 8" (3.30m x 3.25m)

Double glazed window to front aspect and electric radiator.

En-Suite

Fitted with a three piece suite comprising shower cubicle, WC , wash hand basin, vinyl flooring and extractor.

Bedroom Two

10' 11" x 9' 3" (3.33m x 2.82m)

Double glazed window to front aspect and electric radiator.

Bathroom

Fitted with a three piece suite comprising bath, WC, wash hand basin, vinyl flooring and extractor.

Outside

Allocated Parking

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

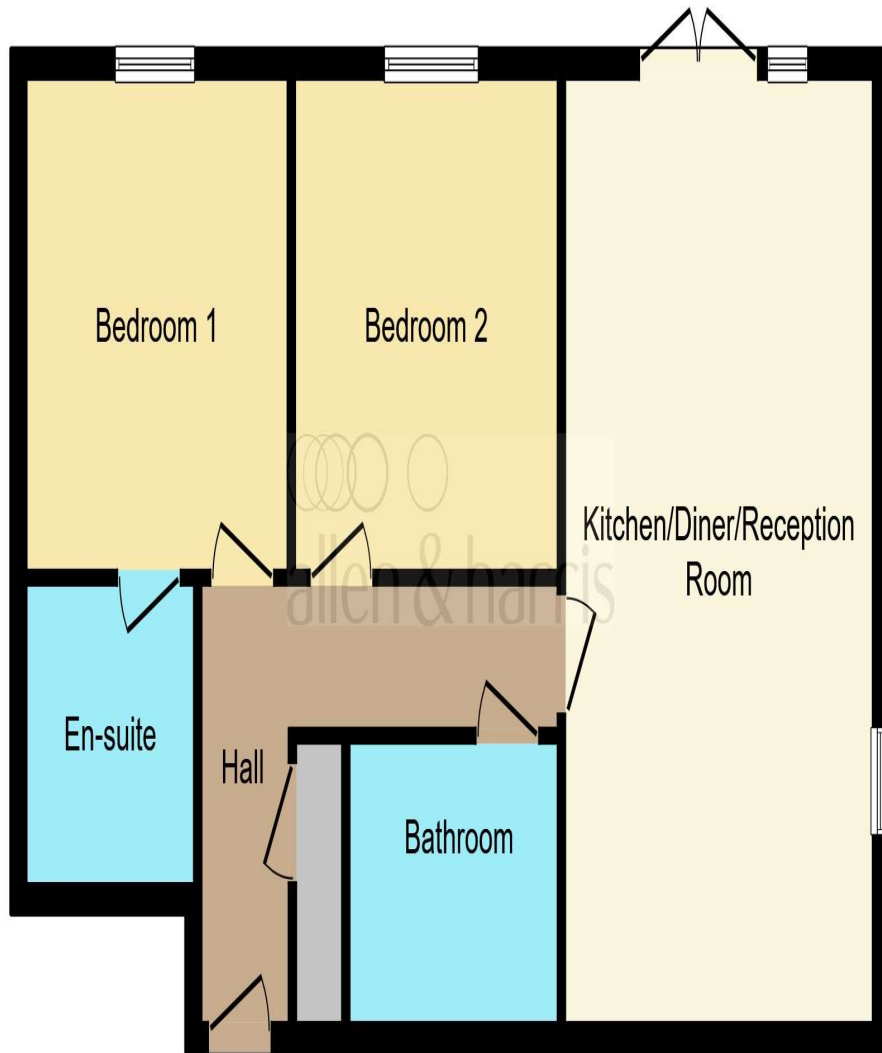
Leasehold Information

The vendor has advised of the below:

Length of Lease: Approx. 110 years left

Ground Rent: Approx. £250 per annum

Service Charge: Approx. £1450 per annum



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to

Wyncliffe Gardens,

Pentwyn Cardiff

- Ground Floor Apartment
- Two Bedrooms
- Master Bedroom with En-Suite
- Lounge Area/ Fitted Kitchen Area
- Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1450.00

Ground Rent: 250.00

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

£140,000



view this property online allenandharris.co.uk/Property/ROA114312



Property Ref:
ROA114312 - 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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