

CROFTS DAVIES & CO

Estate Agency, Lettings and Property Management

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259 Heathwood Road, Llanishen, Cardiff, CF14 4HS



1 PARK END COURT, PARK END LANE, CYNCOED, **CARDIFF CF23 6JA**

Modern, Easily Maintained, Two Bedroom, Ground Floor, Maisonette situated in a popular, pleasant and sought-after position, just off Park End Lane, close to local facilities at Rhydypenau Crossroads, with further amenities being available across North Cardiff. Ample recreational space is close by: The Oval is a minutes walk away and Roath Park, with its Lake and Wild Gardens is also within easy reach. Cardiff City Centre is approximately two miles distant and can be accessed by bus from nearby Llandennis Road or by rail from Heath Halt, an easy walk. Local schools include Rhydypenau Junior and Cardiff High, both enjoying a good demand.

The property, a Ground Floor, Two Bedroom, Maisonette is set in Park End Court, a development of similar maisonettes was constructed in the mid 1970s of brick under tiled roofs with each property having either a veranda or balcony. This particular maisonette has been well maintained, has the benefit of gas central heating via a Combination Boiler, together with double glazing and briefly comprises:

Hall, Large Lounge/Dining Room, Fitted Kitchen, Two Good Size Bedrooms with Fitted Wardrobes and Fitted Bathroom with a Separate Shower.

**EASILY MAINTAINED GROUND FLOOR
MAISONETTE SUITABLE FOR RETIRED PERSONS**

VIEWING BY APPOINTMENT:NO CHAIN

PRICE GUIDE: £249,950

ACCOMMODATION: Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated.

HALL: Laminated floor, hardwood front door. Inner panelled door to -

MAIN LOUNGE: (17'2 x 12'5) One radiator, sliding patio doors to balcony, double glazed uPVC window to the side, coving, two ceiling lights, corner cupboard with shelving, glazed door and side screen off to central lobby and panelled door off to the kitchen.

VERANDA: (3'8 x 7'8) With a tiled floor and fronting Park End Court.

KITCHEN: (8'4 x 9'0) Double glazed uPVC window to rear. Range of fitted units comprising, cupboards, drawers and roll top work surfaces, built-in sink unit under window, four ring electric hob and oven under and extractor over, space for washing machine and fridge/freezer, radiator, part wall tiling, boiler cupboard with Worcester combination boiler to serve heating and hot water, ceramic tiled floor, coving and three spot ceiling light fitting.

CENTRAL LOBBY: (4'9 x 9'5 inc cupboard) With panelled doors to both bedrooms and bathroom, coving, ceiling light and mains smoke alarm. Understairs cupboard with panelled door.

FRONT BEDROOM ONE: (15'6 to inc fitted wardrobe space x 10'4) Double glazed window to front, fitted venetian blind, radiator under, built-in wardrobes with hanging rail and shelving and sliding mirrored doors. Coving and pendant light.

REAR BEDROOM TWO: (8'5 x 6'4 and 13'8 to inc fitted wardrobe space) Double glazed uPVC window to rear, one radiator under, coving and pendant light. Built-in wardrobes with sliding mirror doors, shelf and hanging rail.

BATHROOM: (8'4 x 6'11) Double glazed frosted window to rear, venetian blind, suite in grey comprising panelled bath with shower attachment, wash hand basin, low flush close coupled w.c. in pale grey. Separate shower cabinet with wall mounted electric shower, fully tiled walls, radiator, ceramic tiled floor, coving and ceiling light.

EXTERIOR

Maintained grounds to surround with paved pathways, steps and wrought iron railings.

DEDICATED PARKING SPACE.

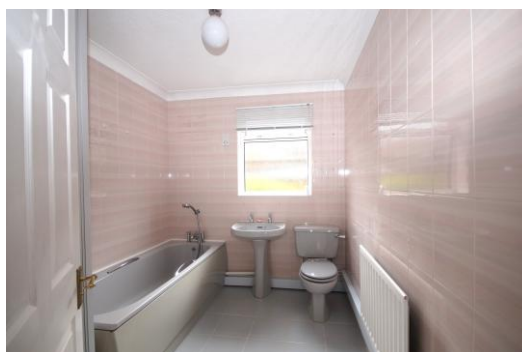
TENURE: We understand the tenure to be a Freehold Management Company with each maisonette owner holding an equal share of the Company which has issued 999 year leases to the owners. You should have this checked by your own legal adviser.
NB: There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling some distance to view the property.

1 Park End Court, Cyncoed

VIEWING: By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.

Web-site: Details of this and other properties can be found on our website: www.croftsanddavies.co.uk





DETAILS END