

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

WERNGOCH ROAD  
CYNCOED





#### ENTRANCE HALLWAY

#### STORAGE CUPBOARD

#### WC

0.82m x 2.47m (2'8" x 8'1")

#### BATHROOM

2.07m x 2.47m (6'9" x 8'1")

#### BEDROOM ONE

3.08m x 5.43m (10'1" x 16'4", 141'0")

#### BEDROOM TWO

3.09m x 5.43m (10'1" x 17'9")

#### KITCHEN

3.36m x 2.47m (11'0" x 8'1")

#### DINING ROOM

3.42m x 3.93m (11'2" x 12'10")

#### LIVING ROOM

3.95m x 6.77m (12'11" x 22'2")

#### GARAGE

Single garage located behind the development and part of a group of 4 for this block.

#### TENURE

#### SERVICE CHARGE

We have been informed that the running cost is approx £450 every 6 months - £900 per annum

#### LEASE DETAILS

Lease to be extended on completion, please ask the office for further details- We have been informed by the owner that the property is Leasehold, this is to be confirmed by your legal advisor.

#### COUNCIL TAX




Band - F





## WERNGOCH ROAD

CYNCOED, CF23 6RR - £280,000

 2 Bedroom(s)  1 Bathroom(s)  1180.00 sq ft

JeffreyRoss are pleased to bring the market this impressive and sizeable ground floor purpose built apartment in the heart of Cyncoed. The property is set over approx 1,180 SQFT which make this a fantastic sized apartment to downsize to if you currently live in the area. The property briefly comprises its own front door, entrance hallway, storage cupboard, separate WC, full bathroom suite, two large double bedrooms, separate fitted kitchen, large dining room and impressive living room. The property is in need of updating and would benefit from the addition of double glazing. The apartment is offered to the market with no onward chain and further benefits single garage with up and over door and parking to the rear.



**PROPERTY SPECIALIST**  
Mr Elliott Hooper-Nash  
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02920 499680  
Director





1, Emsworth Court, Werngoch Road, Cyncoed, CF23 6RR

Total Area: 109.6 m<sup>2</sup> ... 1180 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Werngoch Road, Cyncoed, Cardiff



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	