

Jeffrey Ross

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS



CYNCOED PLACE  
CYNCOED





## Cotswold Court, Cyncoed, CRF

Ground Floor Apartment Interior Area 999.65 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



A great size ground floor maisonette  
with parking and garage

Comments by - Mr Ramzy Bancroft



## CYNCOED PLACE

CYNCOED, CF23 6SL - OFFERS IN EXCESS OF - £300,000



2 Bedroom(s)



1 Bathroom(s)



1001.00 sq ft

A great size GROUND FLOOR maisonette in the popular COTSWOLD COURT development in Cyncoed.

This generously sized property has its own entrance, separate kitchen, dining room with door to the living room, two double bedrooms, wet room and WC, as well as a large hall and storage. The property further benefits from a garage and parking to rear. Offered to market with NO ONWARD CHAIN.

Located on the corner of Cyncoed Road & Cyncoed Place, you are near local shops and parks., as well as easy access into Cardiff centre and the M4.

### PROPERTY SPECIALIST

**Mr Ramzy Bancroft**  
02920 499680  
Ramzy@jeffreygross.co.uk  
Branch manager







**Hall & storage**

**Kitchen**

**Living room**

**Dining Room**

**Wet room**

**WC**

**Bedroom**

**Bedroom**

**Garage & parking**

**Ground rent & service charge**

**Tenure**

Leasehold, and we have been informed The lease term is 3,000 years from 5 April 1965

**Council tax**

Band -E





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		77
	EU Directive 2002/91/EC 	











