

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



0 3 6 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.

iGUIDE



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
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Branch manager





Hall & storage

2.06m x 9.73m (6'9" x 31'11")

Kitchen

3.51m x 3.18m (11'6" x 10'5")

Living room

3.63m x 4.98m (11'11" x 16'4")

Dining Room

3.63m x 2.90m (11'11" x 9'6")

Wet room

2.08m x 2.59m (6'10" x 8'6")

WC

0.84m x 1.55m (2'9" x 5'1")

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) A		
(81-91) B		77
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





