CARDIFF'S HOME FOR

STYLISH SALES

& LETTINGS



LINNET CLOSE

JeffreyRoss



### **ENTRANCE HALL**

Large storage cupboard, stairs to the upper floor

### UTILITY ROOM

BEDROOM 1

**ENSUITE BATHROOM** 

### UPPER HALL

Offering access to further bedrooms, bathroom, and living space, as well as the terrace, Large built in cupboard

KITCHEN DINER

LOUNGE

BEDROOM 2

**BATHROOM** 

BEDROOM 3

TERRACE

GARAGE & DRIVE

### SCHOOL CATCHMENT

Glyncoed Primary School (year 2024-25) Llanishen High School (year 2024-25)

Ysgol Gynradd Gymraeg Pen Y Groes (year 2024-25 Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

\*subject to change & availability

We have been informed by the seller the property is leasehold, with a 999 year lease, and a share of the freehold, but this is to be confirmed by your solicitor

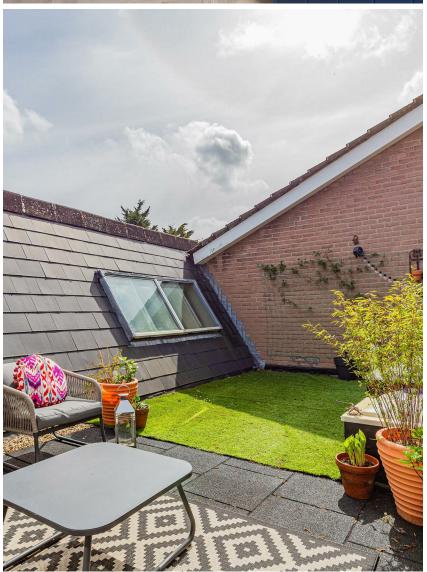
# COUNCIL TAX Band D

### SERVICE CHARGE

We have been informed by the seller there is an annual charge of £2,500, which includes communal Maintenance, gardening, outdoor lighting, buildings insurance, management company

this is to be confirmed by your solicitor





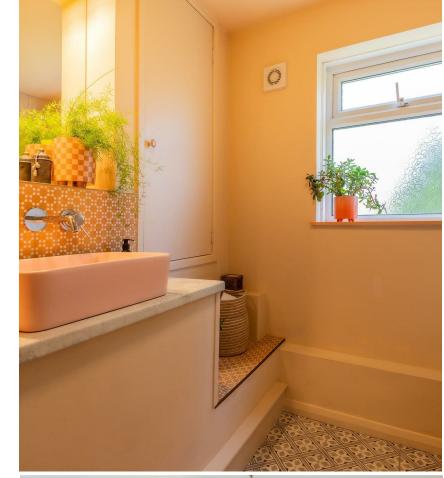


## LINNET CLOSE

CYNCOED, CF23 7HG - £295,000



We are pleased to offer for sale this Unique and spacious property. This FOUR bedroom duplex maisonette has a beautiful interior with a blend of modern & mid century style. Offering so much versatile space and storage over the two floors with an entrance hall, utility room, bedroom with stunning en-suite, large open plan kitchen diner, with raised living room with vaulted ceilings, and lovely green views over Cardiff towards Caerphilly mountain. Further benefiting from a secluded outdoor terrace, another bathroom, three bedrooms, one of which is being used as a second living room/music room, and has patio doors to the private terrace. Outside there is a lot of communal green spaces, as well as an allocated garage and parking. We strongly advise to view this property to apricate both the size and how unique it is.



















### St Patrick's court



All measurements are approximate and for display purposes only





Bedroom 3.70 x 3.08m 12'2" x 10'1"

